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AN ACCOUNT
OF THE
FIRE INSURANCE COMPANIES
ASSOCIATIONS INSTITUTIONS PROJECTS
AND SCHEMES
ESTABLISHED AND PROJECTED
IN
GREAT BRITAIN AND IRELAND
DURING THE 17TH AND 18TH CENTURIES
INCLUDING THE
SUN FIRE OFFICE:
ALSO OF
CHARLES POVEY
THE PROJECTOR OF THAT OFFICE
HIS WRITINGS AND SCHEMES.

COMPILED BY
FRANCIS BOYER RELTON
Late Office Secretary of Sun Fire Office



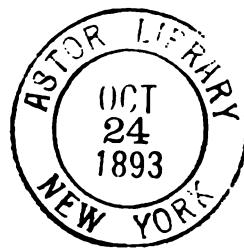
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1893

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BUTLER & TANNER,
THE SELWOOD PRINTING WORKS,
FRONCE, AND LONDON.

TO THE
CHAIRMAN AND DIRECTORS
OF THE
SUN INSURANCE OFFICE,
HITHERTO KNOWN AS THE
SUN FIRE OFFICE,
THIS WORK,
IN GRATITUDE FOR ASSISTANCE
RENDERED BY THEM
IN ITS PRODUCTION AND PUBLICATION,
IS RESPECTFULLY DEDICATED
BY THEIR OBEDIENT SERVANT,
FRANCIS BOYER RELTON.

ST. LEONARDS-ON-SEA,
1893.



P R E F A C E.

AT an early period of my official career I conceived the idea of writing a Sketch of the History of Fire Insurance and Fire Insurance Offices, and from time to time collected information bearing upon the subject, but which the pressure of daily duties prevented my utilizing in the manner designed.

Having, however, during the last two or three years devoted myself more especially to *An Attempt to Elucidate the Early History of the Company of London Insurers, commonly called the Sun Fire Office Company*, written for the private use of the Managers of that Office, to which was prefixed a slight notice of the Fire Offices and Schemes of the period, I determined, in order to preserve as much of the information which I had collected as was suitable for publication, to prepare the present work, which, it is hoped, may be acceptable to the Insurance World, and also to others who may be desirous of knowing something of the rise and progress of an important branch of one of the Great Institutions of the Country. It does not pretend to be more than a compilation. In the course of my investigations I traced several schemes which had passed into oblivion. They now appear in their chronological order. There may still be others which I have not discovered.

Whilst collecting information for the first work, my attention was naturally drawn to CHARLES POVEY, the Projector of the *Sun Fire Office*, of whose history, writings and schemes little is now known, nor have I found any connected account thereof. The *Sun Fire Office* is the only one of his known schemes which has survived, probably because it soon passed out of his hands. It has only been with great difficulty that I have been able to make so large a List of his writings. No trouble nor expense has been spared to make this part of the work as complete as possible.

Any one seeking information respecting the Early History of Fire Insurance must naturally look to Mr. Walford's *Insurance Cyclopædia* for some guidance: a most valuable work, which, however, is not entirely to be relied upon. Having determined to prepare this work for publication, I felt the propriety of not advancing any statement which I could not substantiate. I therefore commenced an independent investigation, and have to the best of my ability fulfilled the injunction of the late venerable President of Magdalen College, Oxford (Martin Joseph Routh): "Always verify your references." Following that course, I have not only been enabled to add to the information furnished by Mr. Walford, but also to correct various inaccuracies in his work.

In some cases he has given particulars from sources of information to which I have not had access, or from his wonderful Collection of Insurance Documents. I have been compelled in such cases to adopt his statements (as will be notified), referring to him as my authority.

I am far from claiming perfection for my labours.

It is much to be regretted that the *Cyclopædia* was published at so low a price as to preclude the possibility of Mr. Walford

recouping his expenses. As a consequence, the publication ceased after the Fifth Volume, and the public and the Insurance profession have lost much valuable information. Had Mr. Walford been able to complete his work, the promised Articles on the *Sun* and other Fire Offices, on Povey and his *Traders' Exchange House* Office for Lives, etc., would probably have furnished many interesting particulars.

Mr. Walford once informed me that he obtained a great deal of information relating to the *Sun* from pamphlets in the State Library at Albany, U.S.A.

To the Managers of the *Sun Fire Office* I owe my especial thanks. The work would manifestly be incomplete and of little value if it did not contain some Account of my old Office, and it is with their sanction that the particulars respecting it have been introduced.

I am further very much indebted to them for the liberal support which they have given to the work.

To my friend, Mr. Baumer, Assistant Secretary of the *Sun*, I acknowledge a great indebtedness, for placing at my disposal sundry papers in his possession, and amongst them some MS. comments by Mr. Gardyne on Povey and his writings.

Several Managers and Secretaries of Fire Offices have very kindly taken much trouble to supply me with particulars relating either to their respective Offices, or to others of those belonging to the time embraced in my record. I am very grateful for the assistance thus rendered, and if I do not individualize them here, it is because I have made special mention of their aid in their respective places. I accidentally omitted, in its proper place, to acknowledge the obligation I was under to Mr. Handcock, the Secretary of the *Royal Exchange Assurance*, for furnishing me with many particulars which have enabled me to present a

more complete account of that Corporation than I could otherwise have done.

Nor must I omit to record my obligations to the Librarians of the Bodleian Library at Oxford, and the University Libraries at Cambridge and Durham, for their courtesy and kind assistance in my searches for Povey's writings; and also to Mr. H. Syer Cuming, F.S.A., for the *very great trouble* he took to endeavour to trace the parentage of Povey.

Other friends have also kindly favoured me with information, and with the loan of Collections of Newspapers, etc., in their possession.

An Account of the Fire Offices of the present Century, originally contemplated by me, is far too laborious a work for me now, at my advanced time of life, to undertake. I may possibly be able to arrange, for the benefit of some future historian, the papers which I have collected, but that is all that I can look forward to being able to accomplish.

F. B. RELTON.

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PART I.

FIRE INSURANCE COMPANIES AND SCHEMES.

CHAPTER I.

PRIOR TO 1666.

OFFICE OF INSURANCES.—EARLY HISTORY.—GILDS.—CUSTOM OF FURNES.—PROPOSAL TO COUNT V. OLDENBURG.—EARLY ENGLISH SCHEMES.

REGERDING the ANTIQUITY OF INSURANCE, the following letter, signed "Cantab," appeared some years ago in the *Times* newspaper.

Dr. Adler is mistaken in saying that the earliest notice of insurance is to be found in the Talmud. The oldest portion of the Talmuds, the Mishna, belongs to a period subsequent to the beginning of the Christian æra, but the practice of insurance was common in India for many centuries before that time. In the Manava-dhar-masastra, or Institutes of Mana, it is referred to incidentally as a well-known charge in the transit of goods, to be taken into account in estimating the tax that was to be levied on the trader. "Having ascertained the rates of purchase and sale, the distance, the expense of food and condiments, the charge for securing (insuring) the goods carried, and the net profits of trade, let the King oblige traders to pay taxes (accordingly)" (vii. 127). The Sanskrit word equivalent to our "insurance"—*yoga kshema*—is very ancient, being found in the "Rig-Veda" (x. 166, 5). It is explained by Grassmann as "Erwerb und Besitz," but more probably it meant property held by an assured, or full legal tenure; and hence its use in a later period as a law term, meaning "a contract between two parties by which one undertakes to guard, or insure, any property or even the life of the other, for a certain consideration."

In a paper read by Mr. Charles Stewart, of the Lancashire Insurance Company, before the Insurance and Actuarial Society of Glasgow, in the year 1881, he gave an interesting account of the earliest particulars he had been able to gather in respect of Marine Insurance, and he traced the system in some form or other to a very early period.

It is not our intention to enter upon a history of Marine Insurance. We will confine ourselves to a notice of the plan which existed for many years in this country for regulating the business.

OFFICE OF ASSURANCES, CHAMBER OF INSURANCES,**or,****POLICIES OF INSURANCE COURT.**

In the year 1574, "Sir James Hawes being Maior," one Richard Candeler, mercer, obtained from Queen Elizabeth a grant to make and register all manner of assurances, policies, intimations, renunciations, and other things whatever that thereafter should be made upon any ship or ships, goods or merchandise, or any other thing or things, in the Royal Exchange in London, or in any other place within the City, by any manner of persons of what nation, condition or quality soever.

We are indebted to Mr. Walford for this notice, and in his *Insurance Cyclopædia* (vol. i., pp. 485-487) will be found a lengthened account of Chambers of Insurance in general, and of that in England in particular. The latter was doubtless an imitation of those which had existed on the Continent for some centuries.

The object of the chamber was to register all contracts of Insurance negotiated, and record the terms thereof for reference in case of dispute —no policies probably being written in some cases. It appears to have been the practice for the clerk of the *Chamber of Insurances* to grant a Certificate of Loss after a proper investigation had been made into all the circumstances of the Case, and the Chamber had become satisfied thereon.

A special Court of Commissioners, composed of "grave and discreet" merchants, was appointed by the Lord Mayor, to the decision of which all disputes respecting insurances were referred.

In Statute 43 Eliz., cap. 12 (1601), *An Act concerning matters of Assurances used among Merchants*, the first passed in England affecting Insurance associations, it was stated that Marine Insurance had been "tyme out of mynde an usage amongst Merchantes both of this realme and of forraine nacyons," and under this Act Commissioners were appointed for hearing and determining causes concerning Policies of Assurance.

These Commissioners met weekly at the Office of Assurances on the west side of the Royal Exchange.

Marine Insurance was centered at the place described in the Act as "Office of Assurances," but more generally known as Chamber of Insurances.

Policies remained with the assured, but if lost the parties might proceed on the register and recover.

That marine underwriters were an important class, and carried on an

extensive business, may be judged from the following item of intelligence.

1615. There was here in London a merchant called Mr. Havers, who was a great assurer of goodes (a common trade in the Cittie), and thereby he was growne vnto a good estate, and esteemed to be worth 30 or 40,000*l.*

In 1627 (temp. Charles I.) it was stated that the office had been created for the sole making and registering of all manner of Assurances, etc., made on ships, goods, or merchandise in the Royal Exchange or other places in the City of London, *for 31 years.*

In consequence of abuses, the Lord Chancellor was authorised to appoint Commissioners to try Insurance cases.

The Chamber and its records were destroyed in the Fire of London. After that fire, Sir C. Wren, when preparing his plan for laying out the new city on a regular and consistent design, indicated as one of the buildings which he proposed to erect,—

Office for Insurance.

It was to be situated at S.W. corner of his proposed Royal Exchange Square.

The Post Office forming the N.W. corner;

The Excise Office the N.E. corner;

The Mint the S.E. corner;

The Royal Exchange being in the centre of the square.

The building was doubtless intended for the "Chamber of Insurance" or "Policies of Insurance Court" above referred to, and is in no wise to be deemed to have any relation to, or connection with, Fire Insurance.

In the Act of 1667, for rebuilding the City after the fire, it was stated that all tenders of money which ought to be made at the late Assurance Office in the Royal Exchange, were to be good if made at the "present Assurance Office in Gresham House."

In 1682 the Office was described as being "on the Royal Exchange";

In 1693, as "behind the Royal Exchange";

In 1720, as "on the Royal Exchange."

In the reign of Charles II. (13, 14, Car. II., cap. 23) the powers of the Commissioners were enlarged.

At a later date it was declared that the court was not competent to deal with Life Insurances¹—only with such contracts as related to mer-

¹ Notwithstanding this statement, we find under article "Insurance," *Chambers's Encyclopædia*, vi. 175, 1890, a statement that the earliest Life Assurance Policy of which particulars have been preserved, was made on 15 June, 1583, at the Office of Insurance within the Royal Exchange. When the person whose life was insured died,

chandise (*i.e.* Marine Insurance); besides, it only extended to actions by Assured against Assurers, and its decisions were no bar to actions respecting the same subjects in the Common Law Courts.

By neglect of its duties the jurisdiction of the Court became contracted; references thereto fell into disuse, and it gradually disappeared.

It having been decided that the Court had no jurisdiction in the case of Life Insurances, it is evident that it could not have had any in the case of Fire Insurances, which system did not exist in Great Britain when the Acts establishing the Court were passed.

In Feb., 17^{1/2}0, advertisements were published by the "Publick Assurance Office on the Royal Exchange" for the discovery of "illegal and fraudulent practices committed to the prejudice of this office."

Walford was of opinion that the real reason for the decline of the Chamber of Insurance was the establishment of Lloyd's Coffee House, in 1710, and the two Chartered Companies (Royal Exchange and London) in 1720.

He may have had information respecting the decline of the Chamber, as he proposed to treat of that subject under the heading of "Policies of Insurance Court," but the publication of his *Insurance Cyclopædia* ceased before arriving at that title.

We now turn to the subject of the provision of some means for recouping sufferers for their losses by fire, and of Fire Insurance in general.

Mr. Stewart says:—

The earliest application of fire insurance known to us was in connection with communes of towns and districts. These communes flourished in Assyria and the East more than 2,500 years ago. Judges, priests, and magistrates were appointed for each town and district, with power to levy contributions from each member of the commune to provide a fund against sudden calamities, such as drought and fire. If the judges were satisfied that the fire was accidental they empowered the magistrates to assess the members of the commune either in kind or in money, and in the event of any member being unable through poverty to meet his share of the contribution, the deficiency was made up from the common fund. These communes still exist in a modified form in China. In some towns of Russia the inhabitants are jointly responsible for accidental fires, and the Government make enforced contributions according to the status and wealth of the inhabitants of the town or village. These communists had and have nothing in common with the communism of the present day, which means the negation of private property.

payment was disputed on the point whether the time for which the life was insured was 12 months of 28 days, or a full whole year. The commissioners ruled in favour of the latter interpretation and ordered the underwriters (13, in sums of 25/- and 50/- each—total 383/- 6s. 8d.) to pay.

This decision was upheld by two judges on an appeal to the Court of Admiralty.

GILDS.

Walford writes :—¹

The first glimmer of the principle of mutual insurance arises in connection with the Anglo-Saxon gilds, wherein the members made fixed periodical payments towards a common fund, whereby they secured each other against loss from "fire, water, robbery, or other calamity." Here we have an acknowledgment of the necessity of protection against fire, and an indication that the only means of protection available was by this means of mutual association for common objects of protection. It is important in this connection briefly to note that gilds appear to have been very common among the ancient Greeks and Romans ; and their objects were almost identical with those of the gilds of the Anglo-Saxons of later date.

In Germany some of the Gilds got converted into Assurance Associations.

We may specially refer to the Feuer Casse at Hamburg, which it is said is one of the earliest distinct Fire Insurance Associations of which there is any knowledge.

In the year 1591, several small Brandgilden entered into Feuer Contracts for Mutual Insurance. These multiplied, until in 1676 it was determined to unite them all (Walford says there were about 46), into one General Feuer Casse.

It has undergone various changes since that time, notably in 1817, 1839, and 1867, and now embraces all the suburbs of Hamburg as well as the City.

Fire Gilds (*Brandgilden*) existed in Schleswig-Holstein in the early part of the 15th century, and took the shape of Local Mutual Fire Insurance Associations on the State or Municipal plan.

There are supposed to be seven still existing, the most important being that of the nobility—*Adlige Brandgilde*—at Kiel.²

This Society is a club of proprietors of large estates in Holstein—only the estates and dependencies, buildings and goods, are insured. The extent of their business is small.

As a further illustration of the manner in which relief was obtained by sufferers from loss or damage by fire, Mr. Walford gives the following particulars :—

CUSTOM OF FURNES.

1240.

By Article XI. of the Law, Cora or Keure, as it is termed,—promulgated in 1240 by Thomas, Count of Flanders, and Johanna his Countess,

¹ Walford, *Ins. Cyclo.*, iii. 438.

² Walford, *Ins. Cyclo.*, v. 388, 389.

there is recited the following community of liability, in the case of fire, known as the custom of *Furnes* :—

“ In quacunque villa combustio facta fuerit occulte, tota villa statim solvat damnum per illos quos eligent coratores ; quod si malefactor scrii poterit, bannietur perpetuo, et solvetur damnum de bonis ejus ; residuum vero cedat comiti. Qui vero de nachbrant acclamatus fuerit, per quinque coratores purgare se poterit ; alioquin suspendetur, omnia bona sua erunt in gratia comitis, restituto prius damno illi qui damnum habuet ; si prius tamen querimoniam fecit.”

This may be briefly interpreted :—

In the event of any house being secretly burnt, the whole place is required to pay the loss. If the offender be discovered he is banished, and the loss is paid out of his property, any balance thereof being handed over to the Count. Until the accused can exculpate himself he is suspended, and his goods are at the disposal of the Count.

1302.

In *Ryley's Memorials of London*, 1868, p. 46, we find the following reference to Fire Insurance under the above date :

Agreement to indemnify the City against Fire, and to roof houses with tiles.

30 Ed. I., 1302. Letter Book C, fol. lxxv. (Latin).

Thomas Bat came before John le Blund, Mayor of London, and the Aldermen, on the Friday next before the Feast of St. Hilary, 13 January, in the 30th year of the reign of King Edward, son of King Henry, and bound himself and all his rents, lands, and tenements, to keep the City of London indemnified from peril of fire and other Losses, which might arise from his houses covered with thatch, in the parish of St. Laurence, Candelwykstrete, and he agreed that he would have the said houses covered with tiles about the Feast of Pentecost then next ensuing. And in case he should not do the same he granted that the Mayor, Sheriffs, and Bailiffs of London should cause the said houses to be roofed with tiles out of the issues of his rents aforesaid.

1427.

We are indebted to Mr. Stewart for the following Notice of an Act passed in 7th Parliament of King James I. of Scotland, entitled,—

“ The leave to Merchants to sure their gudes.”

Unfortunately the particulars given relate only to protection from fire.

The earliest legislation in regard to fire insurance in this country appears to have come from our accomplished Scottish King James I., who during his seventh Parliament held at Perth, 1st March, 1427, passed an Act, the heading of which is “ The leave to merchants to sure their gudes.” The Act itself is lost along with many others. We are, however, not left in ignorance of his legislation. In the Parliament held by him at Perth on 11th March, 1426, one of the statutes enacts, cap. 71,

that the aldermen, baillies, or governors of towns are to inspect the buildings monthly to see that no hemp, lint, straw, hay, heather, nor broom be put near the fire nor above the low in fire houses ; cap. 72 provides that sellers of hay were to use enclosed lanterns ; cap. 73 compels the governors of towns to provide six, seven, or eight ladders, each twenty feet in length, three or four sayes, and six or seven iron clicks to draw down timber and roofs ; cap. 74 enacts that common women be put at the utmost end of the town where least peril of fire is. This last is scarcely in accordance with Glasgow experience, but in all probability some unfortunate woman had at the time been the cause of a serious fire. Cap. 75 provided for an immediate examination by the alderman and baillies or governors into the origin of every fire, and the penalties were :—for wilful fire raising “deed forefaulter,” for “misgovernance” three years’ banishment, and for reckless burning seven years’ banishment, and the parties when able to do so were obliged to restore the damage. The Act among others also enacts that no fire was to be fetched from one house to another within the town, but within covered vessels or lanterns under the pain of an unlaw or fine.

1609.

SCHEME submitted to COUNT v. OLDENBURG.

“ Some of the very earliest proposals for insuring Dwellings from Fire (apart from gilds or mutual schemes), although they were explained and understood with a degree of sagacity and clearness far beyond the time at which they were drawn up, were almost regarded as presumptuous schemes, wherewith Providence might be tempted, and likely to excite injurious notions of the party by whom the security was offered.”

The first suggestion was made to Count Anthon Gunther v. Oldenburg, in Germany, in the year 1609.

The details are worthy of record. We copy from Beckmann’s *History of Inventions*.¹

The author in his plan said :—

“ As many fires happened by which a great number of people lost their property, the Count might lay before his subjects the danger of such accidents ; and propose to them, that if they would, either singly or united, put a value on their houses, and for every hundred dollars valuation pay to him yearly one dollar, he on the other hand would engage, that in case by the will of God their houses should be reduced to ashes, the misfortune of war excepted, he would take upon himself the loss, and pay to the sufferers as much money as might be sufficient to rebuild them ; and that all persons, both natives and foreigners, who might be desirous of sharing in the benefits of this institution should not be excluded.

“ The author was confident that, though the damages might fall heavy at first, a considerable sum would be gradually raised from year to year ; and that every one might thus insure his houses against accidents. He had no doubt that it would be fully proved, if a calculation were made of the number of houses consumed by fire, within a certain space in the course of 30 years, that the loss would not amount, by a good deal, to the sum that would be collected in that time. He did not, however, advise that all the houses in every town should be comprehended, as the money claimed might amount to too much ; but only that some and certain houses should be admitted into this association.”

¹ Bohn’s Edition, 1846. Vol. i. pp. 241, 242.

The following are reported as the Count's reflections upon the plan, and the conclusion which he formed :—

"It is to be considered what sum every proprietor of land may with certainty raise and receive ; whether the proposed plan can, to the undoubted benefit of the subjects, and the advantage of their lord, be honourably, justly, and irreproachfully instituted without tempting Providence ; without incurring the censure of neighbours ; and without disgracing one's name and dignity ; in the next place, that this institution may not have the appearance of a scheme to bring money into the country ; and still more that it may have no resemblance to a duty, tax, or impost, but rather to a free contribution, or unconstrained remuneration for being insured from danger, and by which losses being made good, houses can be sooner rebuilt, and put in their former condition."

The Count allowed that the object of the plan was good, considered in every point of view, and that a company composed of common individuals might be formed to insure each other's houses, and pay the losses sustained by fire ; but he concluded, that if he undertook the plan, Providence might be tempted ; that his own subjects might be displeased ; and that, improper ideas being formed of his conduct, he might be accused unjustly of avarice.

"God," he said, "had without such means preserved and blessed for many centuries the ancient house of Oldenburg ; and He would still be present with him, through His mercy, and protect his subjects from destructive fires."

He dismissed, therefore, the ingenious author of this plan, but not without rewarding him according to his usual liberality.

EARLY ENGLISH SCHEMES.

We will now limit ourselves to Great Britain and Ireland.

Fire Insurance has been described as the legitimate, though tardy, offspring of Marine Insurance.

Mr. W. T. Thomson, 1856, says :—

"Fire Insurance might have been suggested by Marine Insurance, but was not at all likely to precede it, seeing that the accident of fire—generally devastating in its effects in those early days, and arising from carelessness—would not appear so susceptible of being brought under the law of average in the same way as the dangers of the sea : the results of which would appear by single events proceeding from natural and known causes."¹

Mr. F. G. Smith, in the article "Fire Insurance" in the 8th edition of the *Encyclopædia Britannica*, says :—

"Considering that marine insurance was well known, and insurance on life understood and practised to a certain extent in several mercantile countries by the middle of the 16th century, it appears extraordinary, when we call to remembrance the devastations and distress occasioned by fire in this country, that some means should not have been adopted at an earlier period to render such calamities less ruinous to individuals, particularly when a plan which appears eventually to have formed the basis of the present insurance companies was suggested so early as 1609."

In 1610 a proclamation was issued by James I. against Grants and

¹ Walford gives this as a quotation from *Proof Sheets*, p. 5, but we do not identify the work to which he refers.

Monopolies (confirmed by Act 21 James I., cap. 3, 1623), by which persons were forbidden to form Speculative Associations, or to raise transferable Stocks, except as therein mentioned. One exception was—

“Charters to Corporations, Municipal or Trading.”

Schemes for a species of Fire Insurance in London were suggested in the years

1635, 1638, and 1660,

but none were brought to maturity.

We are under the necessity of extracting particulars of these schemes from the *Insurance Cyclopædia*.

1635.

Draft of a petition to be presented to King Charles I., preserved in the Record Office.

To the King's most excellent majesty—The humble Petition of ——— Humbly sheweth, That there frequently happening great and lamentable losses by Fire to divers your majesty's subjects, to the utter undoing themselves and families, as also much trouble to your majesty by petition for obteyning your majesty's gracious favour for gathering of relief by Briefes,¹ being a continual charge to the subject, and often not without abuse. For the future prevention whereof, upon your majesty's gracious favour extending to your petitioner, under the greate seale of England Authorising your petitioner to ensure all your majesty's subjects whomsoever for soe much of their estates combustible as they themselves shall conceive in danger of Fire, not taking above 12d. per centum, yearly for soe much soe insured, And giving such securitie to your majesty's said subjects as they shall like of, paying your majesty for the first two years ——l. [figures partly worn away] And 500l. per annum during the terme graunted from your majesty : upon not performing whereof your said graunt to cease. Your petitioner therefore humbly prays your majesty will graciously please to give your Royal directions to Mr. Attorney Generall for the preparing a Booke [Patent] for your majesty's royal signature. And your humble servant, as in duty bound, will ever pray for your majesty.

1638.

The following petition was presented to Charles I.:—

To the King's Most Excellent Majesty,—The humble petition of William Ryley, one of your majesty's servants, and of Edward Mabb, gent., Sheweth that whereas there have been and are dayly many great losses by the lamentable fires hapned in and about the City of London as by late experience hath appeared to the inhabitants thereof: for prevention whereof (by the help of God) your majesty's petitioners present the propositions hereunto annexed, humbly praying that your majesty will graciously please to grant a pattent for the sole ordering and disposing of the same for the term of 41 years, according to the propositions hereunto annexed. And as in duty bound, etc.

¹ The subject of Briefs will be treated of in a later part of this work.

The propositions were as follows :—

Propositions touching the prevention of fires in London and the parts and suburbs thereof.

The owners or inhabitants of houses within the City and suburbs of London, together with the City of Westminster and Borough of Southwark, paying 12 pence per annum for every house yielding 20*l.* yearly rent, if more or less after the rate of 12 pence yearly for every 20*l.* : shall have his house or houses re-edified according to His Majesty's proclamation, and sett in as good or better state as they were before in case any loss or casualtie by fire shall happen unto them. For security hereof, there shall be deposited 5,000*l.* into the Chamber of London which shall continually lay wholly and entire to receive for interest 5*l.* in the 100*l.*, which increase shall runne untill it shall amount to 10,000*l.* And there shall also be kept a continual watch in all parts of the City and suburbs all night, that if any fire should break forth it may presently be espied. And engines shall be made and kept in every ward thereof to be ready at hand for the quenching of the same, and the watch brought speedily to the fire, and those severall watchers in every ward shall speedily repayre themselves to assist where the fire shall be. Reserves of water shall be made in convenient places for sudden use.

From hence will arise great profit, comfort and safety to the inhabitants and to their landlords, for many times a poor man's house is burnt, being all his livelihood, being not able to buyld it again, and soe utterly undone, whereupon divers briefs are granted, which by this means would be prevented. And if any house be on fire, the terrorre thereof causing the neighbours adjacent to cast their goods into the street, whereby they are exposed to great loss which shall be guarded by the watch, or which by God's blessing and this extraordinary care may be much prevented. Besides in regard of the continual watch which shall be going through all the streets and lanes, etc., will hinder ill-disposed persons from breaking into houses and warehouses, and also prevent many murthers and other harms which befall many in the night time. And there shall also be allowed 200*l.* per annum towards the rebuilding the steeple of Saint Paules Church until finished.

At the Court at Whitehall, 1 May, 1638, the petition and propositions were referred to Mr. Attorney General, who on 4 August following, reported :—

" I doe humbly consider the said propositions reasonable, if the petitioners according to theyre offer be tyed to theyre limitations, and that no man be pressed to come in to subscribe, but every man left to his voluntary choyce, etc.

" All which I humbly submit to His Majesty's great wisdom.

" (Signed) JO. BANKES."

Att the Court att Whitehall, 16 October, 1638 :—

" His Majesty is pleased to grant the petitioners a Pattent according to their petition and propositions, with the limitations in this Certificate mentioned ; and Mr. Attorney General is forthwith to prepare a Bill for his Majesty's signature accordingly, for which this shall be his warrant.

" (Signed) FRAN. WINDEBANK."

Nothing further is known of this scheme, which probably passed into oblivion in consequence of the troubles which soon began.

1660.

From *A Second Letter to M. T.*¹ referred to in the paper war between the Fire Office and the Corporation of London, we learn that soon after the Restoration, a scheme of Fire Insurance was set on foot by "several persons of quality and eminent citizens of London."

From that Letter it appears that the Corporation claimed this Scheme to be the foundation of their own of 1681.

It may be a question whether the Office of Ensurance referred to by Londinophilus (1672) and the Schemes of Benjamin De Laune (1668–1670), and Deputy Newbold (1674), may not have had some connection with the project here referred to.

1662.

Walford says that in this year was published anonymously a pamphlet entitled, *A Treatise of Taxes and Contributions*.

We have not found any copy of an earlier date than 1667, which apparently was the first edition;² and although it was published anonymously, the name of Sir William Petty is recorded (in MS.) on the title page as that of the author.

In Chap. VI. p. 34, there is the following allusion to Fire Insurance:—

"Like the Ensurance in some Countries³ of Houses from Fires for a certain small part of their yearly Rent."

These lines appear to establish two facts:—

- (1) That Fire Insurance did not exist in Great Britain;
- (2) That it did exist elsewhere.

It was not unknown in Germany, in individual towns, in the form now so generally known as Feuer Cassen, or Municipal Insurance.

Mr. D. A. Heald, now President of the *Home* Fire Insurance Company of New York, in the interesting article "Fire Insurance" in *Hine's Insurance Bluebook* for 1874, says: "The early history of Fire Insurance, if indeed it can be said to have had any well-defined existence before the Great Fire of London in 1666, is involved in much obscurity. It seems to be an admitted fact that the practice of individual underwriting prevailed at a much earlier date among the Lombards in Italy, and the merchants of the commercial and free cities bordering on the German Ocean. This form of underwriting, being of a personal or private character, has left little or no evidence of its existence, much less of the principles on which it was conducted, or the results obtained by the underwriter."

(Walford).

¹ Brit. Mus., $\frac{816}{80}$ m. 10.

² Brit. Mus., 601, f. 16.

³ There may have been an edition of 1662 unknown to us, for Walford in his quotation spells the word "Countreys."

CHAPTER II.

FIRE OF LONDON.

2 September, 1666.

NO allusion has been traced in the Accounts of this Calamity to the circumstance of any of the property having been covered by Insurance, a fact which doubtless would not have escaped notice had any of the owners of property destroyed been so protected. We think this is the most conclusive evidence that Fire Insurance had not begun to be practised in England.

The extent of the damage done by the Fire has been variously estimated.

De Laune, in his *Present State of London*, states that within the City Walls there were 460 acres, and the Fire devastated 373 ; whilst without the Walls, it devastated 63 acres, 3 roods.

Out of 15,000 houses, 13,200 were destroyed, besides public buildings.

Maitland states that the loss was estimated at 10,730,500/. Another account sets the loss at 10,716,000/.

The details of the damage done are stated as follows :—

	<i>Slow.</i>		<i>De Laune.</i>
13 thousand odd hundred houses at 12 years' purchase, supposing Rent of each to be 25/. sterling,	say	£ 3,900,000	£ 3,900,000
87 ¹ Parish Churches at 8,000/.	696,000	87 Churches	
6 Consecrated Chapels at 2,000/.	12,000	6 Chapels	
The Royal Exchange	50,000	Cathedral	
The Custom House	10,000	Guildhall	
52 Halls of Companies at 1,500/.	78,000	Royal Exchange	
3 City Gates at 3,000/.	9,000	Custom House	
Jail of Newgate	15,000	most City Com-	
4 Stone Bridges	6,000	panies' Halls, and	
Sessions House	7,000	Public Edifices	
			} 2,000,000

¹ Only 51 rebuilt.

<i>Stow.</i>	<i>DeLaune.</i>
Guildhall with the Courts and Offices belonging	£ 40,000
Blackwell Hall	3,000
Bridewell	5,000
Poultry Compter	5,000
Wood St. Compter	3,000
St. Paul's Church	2,000,000
Wares, Household Stuff, Money, and movable Goods lost or spoiled .	2,000,000
Hire of Porters, Carts, Waggons, barges, boats, etc., for removing Goods	200,000
Printed books and paper in Shops and Warehouses	150,000
Wine, Tobacco, Sugar, etc., of which the Town was at that time very full .	1,500,000
	10,689,000
	9,900,000

In a pamphlet, *Observations on the Fire of London*, by Regé Sencera, 1667, in *Harleian Miscellanies*, iii. 295–390,¹ the loss is stated as follows:—

	£	£
12,000 houses burnt	3,600,000	
87 Churches and other Buildings as recapitu- lated by De Laune	1,800,000	
Goods and Furniture, etc.	1,800,000	
20 Wharves for Coal and Wood	20,000	
Hire of Porters, Boats, Carts, etc., for removing Goods	150,000	7,370,000
	say	7,335,000

Whilst another account, without specifying any amount, gives the following additional particulars.

¹ Brit. Mus., 2072 d.

Out of 26 Wards, 15 were destroyed ;
the remainder scorched, ruinous, and uninhabitable.

400 Streets destroyed ;
also 89 (not 87) Churches.

Schools, Hospitals, and Libraries.

In addition to the losses above stated, it was estimated that
Public Works enjoined by Act of Parliament ; viz.,
A Canal from the Thames to Holborn Bridge would cost 27,000*l.*
A Monument, 14,500*l.*

There was also an Item—

For Ground taken away for making Streets, etc., besides amelioration,
but no amount specified.

One Sir Robert Jeffery, Alderman, was supposed to have lost Tobacco
valued at 20,000*l.*

A long Account of the Fire will be found in *Insurance Cyclopædia*,
iv. pp. 31-43.

There can be no doubt that it was this calamity which led to the
serious consideration of the subject of Fire Insurance, which resulted in
the production of a Scheme in the following year.

An Act was speedily passed, 19 Car. II., c. 2, "for erecting a Judica-
ture for determination of differences touching houses burned or de-
molished by reason of the late Fire which happened in London."

The records of the Court, its orders, judgments, and decrees, are still
in possession of the Corporation of London.¹

Maitland stated that the powers of the Court expired, but were
revived by Parliament for settling contests respecting 900 Sites of
Houses yet unbuilt on, proving that all the rest were rebuilt before
1673.

Immediately after the Fire, the 10 October 1666 was appointed for
a day of humiliation and fasting throughout England and Wales.

When the above-mentioned Act was passed, the 2nd September was
appointed as a day of humiliation in the City yearly for ever (unless
on a Sunday), that the said Citizens and their Successors for all the
time to come, may retain the memorial of so sad a desolation, and
reflect seriously upon their manifold iniquities, which are the unhappy
causes of such judgments.

The writer has seen various lists of Forms of Prayer to be used on
such fast days, and of Sermons preached, extending down to the year
1781.

¹ *Ins. Cyclo.*, iii. 332. Fire Decrees.

The Form of Prayer was occasionally inserted in the Book of Common Prayer, and it is said that one has been found prefixed to a Bible, Oxford, 1682. A copy has been met with dated 1821.

The Form was yearly used at St. Paul's until it ceased altogether with Forms of Prayer for State holidays, which were disused after the Proclamation of 17 January, 1859.

The Lord Mayor and Officers used to attend the Service at St. Paul's.

The day was observed as a close day in the City up to the end of the last century, if not to a later date.

Although, when rebuilt, the City was incalculably improved by the houses being built more substantially, and the Streets wider, yet the opportunity was lost of exercising the Authority of the Legislature, which for the public welfare might justly have enacted that the plans of Sir Christopher Wren should be pursued, which would have rendered London the most elegant and most convenient city of Europe. One great national benefit that was suggested by the Calamity originated with Doctor Barbon (*erroneously called Barrow*), one of the chief Re-builders of the City. This was the institution of an Insurance Office, afterwards sanctioned by the Government.¹

There is a sketch of Wren's plan for rebuilding the City in Knight's *London*, 1841, vol. i. p. 441.

¹ Burnet's *Own Times*, Edition 1838, p. 158 n.

CHAPTER III.

1667-1700.

COMMENCEMENT OF FIRE INSURANCE IN ENGLAND.

DR. BARBON'S OFFICE.—B. DELAUNE'S SCHEME.—DEPUTY NEW BOLD'S SCHEME.—THE FIRE OFFICE, AFTERWARDS PHENIX OFFICE.—CORPORATION OF LONDON SCHEME.—FRIENDLY SOCIETY.—CUTTING'S SCHEME.—AMICABLE CONTRIBUTORS, OR HAND IN HAND.

B ECKMANN, *History of Inventions* (Insurance), wrote in 1781 :—

A most useful imitation (of Marine Insurance) is the Institution of Insurance Offices to indemnify Losses sustained by Fire. So far as I have been able to learn, Companies for that purpose were first formed towards the middle of last Century, though houses were insured by individuals much earlier.

A German, writing in a general way, might fairly be presumed to draw his inferences from German circumstances, and possibly his opinion was based upon some transactions in his own country, of which we have no knowledge, but we have no idea that his Statement applied in any way to England.

Professor Kirkwood (Lectures at Glasgow, 1874), said :—

After a careful investigation of the subject, the more likely origin of Fire Insurance (in England) was a felt necessity produced by the Great Fire of London in 1666.

The System of Fire Insurance for *Buildings* began in 1667, that for *Goods* at a later date, though Haydn, in *Dictionary of Dates*, says that it began in the same year as that for Buildings. This, however, is an error.

Kirkwood says :—

Mutual Fire Insurance Clubs, granting Insurances not exceeding 500*l.* on a single Risk, began to be formed the year after the Fire, and continued for several years thereafter.

Walford, however, says (*Statistical Journal*, September, 1877), that it is a delusion to suppose that small Mutual Insurance Societies were

formed after the Fire of London. He had studied the advertisements in the papers from that date to the reign of Queen Anne, and though several Contribution Offices were founded, they all granted Policies for particular sums, charged a premium, and collected proportions of loss when a Fire occurred.

1667.

DR. BARBON'S OFFICE.

Dr. Nicholas Barbon was one of the sons of PRAISE-GOD BAREBONES, of the Cromwellian Parliament.

It is said (*Notes and Queries*, 1st Series, vi. 3) that he was christened—

"If-Jesus-Christ-had-not-died-for-thce-thou-had-been-damned Barebone,"—

but the writer of the Article "Barbon," in the *Dictionary of National Biography*, states on the authority of Granger's *Biographical History of England*, that one of the two Brothers of Praise-God Barebones was named "Christ-came-into-the-world-to-save Barebones;" the other "If-Christ-had-not-died-thou-hadst-been-damned Barebones."

It is thus uncertain to whom this extraordinary Baptismal name belonged. Whichever it was, he was yclept DAMNED BAREBONES.

Dr. N. Barbon was the author of "two of the ablest of Commercial Tracts,"¹ and one of the most enterprising men the country produced."

He was bred a physician, which failing, he fell to building.

His talent was in economising ground by little contrivances for a family, not for architecture. All his aim was profit.

He was one of the first and most considerable builders of the City of London, after the Great Fire. He was a great schemer in buildings, invented a new method of casting ground into streets, and building small houses.

He built premises in Mincing Lane, slightly; the vaults fell in and nearly ruined him.

He bought Essex House, Strand, and converted it "into houses and tenements for taverns, Alehouses, Cooks Shoppes and Vaulting Schools, and the Gardens adjoining the River into Wharfes and Woodmongers"; he built Exeter Change; and rebuilt a good house in Crane Court, Fleet Street, where he lived as Lord of the Manor, which building was afterwards occupied by the *Scottish Corporation*. He obtained a lease from the Corporation of Bedford of land granted to them by Sir Wm. Harpur, and began the building of the streets now

¹ A Discourse of Trade, 1690; and, A Discourse concerning Coining the New Money lighter, 1696.

thereon.¹ He at first added to, and afterwards began to rebuild, the Temple, but failing to complete the work, the society of the Temple took the matter in hand and finished the buildings.

He was once possessor of Osterley Park, till it was swallowed up in mortgages.

He was of good address, and an excellent mob-master—he knew the arts of leading, winding, or driving men as herds.

He overtraded his stock 1000*l.* per annum, and often wanted injunctions to stay law suits. Finding his designs failing, he said to me, "that his lordship had not sat yet long enough to be a good Chancery man."²

His trade required a stock of 30,000*l.* to 40,000*l.*—he could not afford to borrow at 10 per cent., and so he went on credit.

In 1692 he was improving Chancery Lane and Lincoln's Inn; and a Square near Gerrard Street, Newport Market, was, temp. Geo. II., said to have been known as Barbon Square.

It is stated that he took part in the Land Bank Speculations of the day, and founded one, 15 August, 1695, which it was said would "goe on very successfully." In February, 1695–6, he united with another (Bisco's), and offered to advance Two Million!

He was M.P. for Bramber in the Parliaments of 1690 and 1695.

Dr. Barbon died about April, 1698, in debt, and in appointing John Asgill as his executor, he stipulated, by request in his will, that he never should pay his debts.

The creditors were summoned to Lincoln's Inn Hall to hear the will read, after which Asgill added,—

"You have heard, gentlemen, the Doctor's Testament, and I will religiously fulfil the Will of the Deed."³

Barbon is sometimes erroneously called Barton.

Dr. Barbon was the first projector of Fire Insurance in England, who brought his scheme to maturity.

In 1667, he set up (*the usual term*) his office for insuring houses and buildings. It was his personal business.

An office being set up by one man means individual underwriting, as practised in regard to Marine Insurance. There is no reason why Fire underwriting should not have been carried on in this form—even the smallness of the premium which would now be a reason against it, did not then prevail.⁴

The more unusual Insurances were, the more likely they were to be mentioned:

¹ This doubtless refers to the buildings in the vicinity of Red Lion Square, Harpur Street, etc., for another account says that he purchased Red Lyon fields to build on.

² *Life of Lord Keeper North*, 1826. Brit. Mus., 2,404, d. 9.

³ *Autobiography of Hon. Roger North*, 1887, pp. 53–61. Brit. Mus., 10,825, c. 23.

⁴ The *Friendly Society* was established with two Undertakers, one of whom died

and if they had been at all general, the fact of Barbon opening an office for the purpose in the year after the fire would not have occasioned so much comment. Again, the law-books generally reveal the existence of contracts of this sort, for disputes will arise. But while numerous cases in regard to Marine individual underwriting occur before this date, and some as to Life Insurance contracts, we cannot, after a painstaking search, discover any such case in regard to Fire Insurance. On the whole, then, we are compelled to regard the belief in individual underwriting of Fire Risks in Great Britain before this date as extremely doubtful.

(Walford.)

in 1698, and the Society was for several years continued by the survivor. On his death, in 1717, we know not who became the Undertakers.

A One Man's Office was repeated by Charles Povey, 1707-8, and afterwards by Thomas Flight, of Bond Court, Walbrook, Bill Discounter, etc., under the name of the *Preserver* Fire and Life Office, from 1844 to about 1869. It may be interesting to note the wording of his prospectus :

"This Establishment is formed by Mr. Thomas Flight (on his sole responsibility, *in lieu of which words in another prospectus he stated*), under his personal superintendence and upon his absolute liability, in addition to which a Deed of Settlement has been executed by him whereby property of the value of 5,000*l.* per annum has been secured to Trustees as an Auxiliary Fund for the fulfilment of his Engagements by the Policies."

The Fire business dropped at his death, but his widow was obliged to continue the Life Branch, as a portion of her husband's estate was legally constituted the Security for the Policies. It is said that in Nov., 1889, there was only one Life Policy remaining in force, viz., one for 500*l.*, payable when a certain Thomas Flight Nevill attained the age of 21. This, if he were alive, would have been the case in 1886, but he had not been heard of for some years, and the family believed him to be dead. He was aware that if he attained 21, he would be entitled to the policy money, but it had never been claimed. So a One Man Life Office was kept open for a One Man Risk.—*Post Mag.*, 6 Sept., 1890, p. 666.

The following are the only other instances within our recollection, where it has been proposed to apply the principle of Individual Underwriting to Fire Insurances.

Glasgow Fire Office, 1785.—It is said that Policies were underwritten, as were Marine Policies.

The original Scheme of the *Mutual* Fire Office, which was started at Manchester, in the year 1870, was that individuals should underwrite Fire Risks, as Marine business was done at Lloyd's, and as Fire Insurance *may have been* conducted for a few years after the Fire of London, 1666. One man to sign policies, and to hold powers of attorney from all Underwriters.

We can only presume that they considered Barbon to be One Man deputed by many, instead of working the Office on his own account.

In April, 1874, it was announced that Mr. Swinton Boult was trying to organize a new Fire Office, the name of which was to be the *Eagle*. We never saw a prospectus thereof, but Mr. Walford (*Cyclo.*, ii. 430) furnishes some particulars.

It stated that "opportunity will also be afforded to Shareholders for direct participation in the business by taking on their own account, on the principle adopted at Lloyd's, portions of Risks, on a scale regulated by the number of shares held."

This clause, he says, was withdrawn from a later edition.

The *Eagle* soon soared out of sight, for within two months, Mr. Boult produced the prospectus of the *Central*, which Scheme was likewise quickly abandoned.

In the same year, at a meeting of the *Crystal Palace* Company, the Chairman, Mr. Thos. Hughes, suggested that the shareholders should, individually, underwrite the risk.

Under the heading of *Lloyd's* will be found reference to Underwriting of Fire Risks by individual members of that Establishment.

Defoe, in his *Essay upon Projects* (1697), gives the following account of the origin of Fire Insurance.

This way of assuring has also, as other arts of trade have, suffered some improvement (if I may be allowed that term) in our age ; and the first step upon it was an insurance office for houses to insure them from fire. Common fame gives the project to Dr. Barebone—a man I suppose better known as a builder than a physician. Whether it were his, or whose it was, I do not inquire ; it was settled on a fund of ground rents, to answer in case of loss, and met with very good acceptance.

Barbon's Office merged, in the year 1680, into "The Fire Office," of which he was the promoter, and the last clause of the above paragraph relates to that Office.

Whether Dr. Barbon employed men for extinguishing fires, is not certain. We find no trace of any such provision.

In a pamphlet published by the *Fire Office*, in 1680, entitled—

Arguments for Insuring Houses from Fire,
there occurs the following passage :—

If the Office could have supported itself under those many losses, when they gave no assistance to the extinguishing and preventing of Fires, it may be reasonably supposed to subsist under future casualties when it is assisted by the contrivance and industry of a Company of men versed and experienced in the extinguishing and preventing of the Fire.

This seems to imply that Barbon's Office and the Fire Office were the same, and to be an indication that what we know as Barbon's Office never did have any firemen.

This is the only statement we have met with which apparently unites Barbon's and the Fire Offices from the commencement. We are of opinion that Barbon worked independently, until 1680.

1668.

B. DeLAUNE'S SCHEME.

Early this year, Mr. Benjamin DeLaune put forward some proposals for Insurance against fire. They were brought before the Court of Common Council in December, 1669.

Walford was enabled to obtain the following particulars from the Records of the City of London.

8 Dec., 1669. The Petition of divers Citizens touching Proposals made by Mr. Benjamin DeLaune for Ensuring Houses against the evill and loss of Fire within the City and liberties for the future being read, together with the same Proposals, and well considered, this Court gave thanks to the said Petitioners and author of the said Proposals for their pains and studies in that affair, and did order that the same Proposals be taken into and considered accordingly the first Common Council after Xmas next.

At a court, 19 Jan., 1670, the consideration of the proposals about the Ensuring of Houses against the evill of Fire were referred to the next Court, 24 Feb., 1670, at which they were referred to a Committee then appointed for various purposes, who were desired fully to consider of the same now, and report to this Court their opinions thereon.

DeLaune's scheme appears to have been designed as a project of Municipal Finance.

Nothing came of this scheme at the time, the City not being then rebuilt; but the Corporation of London, in the year 1682, laid claim to its being another step towards the foundation of their own scheme, to which the Fire Office replied that the proposals then made to the City were extremely different from their own design, and so impracticable in themselves that they (the City) were forced to lay them aside.

Walford suspects that Deputy Newbold's Scheme was also submitted to this Committee, but we have our doubts on that point (see 1672, 1674).

T. DeLaune, in his *Present State of London* (Edition 1681, p. 466),¹ said, "so much for fires; but I cannot forget a lamentable accident that happened to a family to which I was nearly related, one Mr. DeLaune that lived in Lothbury, a Merchant, who above 20 years ago with his wife the Daughter of Sir Thomas Allen of Finchley, and all their Family were burnt in their house there, and no account but conjectures can be given how the Fire came."

Could this refer to B. DeLaune, with a miscalculation of time (1668 to 1681—13 years), and so account for no more being then heard of his Scheme; or was it such a calamity that induced another member of the family to turn his attention to the subject of Fire Insurance?

1670.

Both Walford and Griswold (*Fire Underwriter's Text Book*) mention that they had seen it stated that an Association for Friendly Insurance against fire, consisting of a number of private contributors, agreeing to insure each other, was founded at Edinburgh this year.

They both say that they know not upon what authority the statement had been made, and neither of them mention where they had seen the notice.

Nothing is known of this Society. It may have been that they referred to the *Friendly* of Edinburgh, 1720, and were confused as to dates.

¹ Brit. Mus., 578 a. 2.

Mr. Stewart states that Friendly Societies for Mutual Insurance seem to have been established in various towns in Scotland soon after the Fire of London, but their records are lost.

We have no knowledge of such Societies, but if any *really* existed, then, possibly, it might have been one of those to which Walford and Griswold referred.

At the same time we must refer to Walford's statement (p. 18), intimating that it was a delusion to suppose that such Mutual Societies were formed.

1672.

In this year was published—

Proposals moderately offered for the full peopleing and inhabiting the City of London, and to restore the same to her antient flourishing trade, which will sute with her splendid structure.¹

The following postscript is the only part which refers to the subject of Fire Insurance. That is signed **Londinophilus**.

If this my Essay or proposals, published out of my zealous Well-wishes to the future happiness of this antient renowned and honorable City, shall attain to its desired success, it will be an encouragement to me to speed the publication of certain papers, upon serious consideration orderly digested for the prevention of Fire; and the office of Ensurance of Houses and Goods from damage by Fire, at the rate of 1*l.* per cent. Rent per annum, which hath for several moneths been seriously debated with very many judicious persons within this City.

This probably had some reference either to DeLaune's Scheme (1668), or to that of Deputy Newbold (1674), which, in 1680 (see p. 26), had been "some years lying by." See also 1660.

Nothing came of the suggestion to insure Goods.

1674.

NEWBOLD'S SCHEME.

Deputy Newbold's scheme was brought forward this year, and created much discussion in the City.

In the following year, he presented a petition to the Lord Mayor, Aldermen and Common Council embodying the chief features of his scheme. Walford says:—

We believe it embraced the following proposition: There are 12,000 new brick houses in the City, of the average value of 25*l.* These insured at 3 per cent would produce a fund of 90,000*l.* The annual interest upon this at 6 per cent. would be

¹ Guildhall Library: *Catalogue*, p. 545.

5,400*l.* The loss amongst these houses, one year with another since the fire of London, had not amounted to 400*l.* per annum ; so that allowing 1,000*l.* per annum for charges, "the profit to the City by this designe is 4000*l.* per annum."

The Deputy retained Mr. Mosyer as his chief Counsel to present the petition, and gave him a fee of "above four pound." But the hands of the City "were so full of other business, that though they had a strong inclination, yet they had no leisure to carry on this design."

The proposals proceeded directly on the assumption that the finances of the City were to be benefited by the practice of Fire Insurance.

On New Year's Day, 167⁸₆, Newbold presented a remodelling of his Scheme, and after eight months the Committee of the Corporation reported that it was well worthy the City's prosecution which report was confirmed in October following.

The Common Council decided that the City should undertake it. In Nov., 1679, the Council consented to the proposals, and ordered them to be immediately put in force.

Newbold proposed that the Corporation should insure houses for periods varying from 1 year to 100 years, and he submitted to the Court of Aldermen a Table of terms of Insurance.

His design was to raise a joint stock of 50,000*l.* on 4,000 houses at 5 per cent. on their value—then as L. R. asserted in his second Letter to M. T.¹, private Gentlemen start up and propose Ground Rents and Lands to the profit of themselves, 30,000*l.* for 3,000 houses for 31 years.

Towards the close of the year Newbold enlarged his Scheme into a pamphlet.

LONDON'S IMPROVEMENT,
and the Builders' Security Asserted, by the apparent
advantages that will attend their easie charge, in
raising such a joint-stock as may assure a
Re-building of those Houses which shall hereafter
be Destroyed by the Casualties of Fire.²
As it was presented on New Year's Day last
1679 (*i.e.*, 167⁸₆) to the Right Honorable Sir Robert
Clayton, Knight, the present Lord Mayor.

Multorum manibus grande

Levatur Onus.

London

printed for the Author by Thomas Milbourn
in Jewen Street, 1680.

The undertaking seems so great and hazardous, that a million of pounds sterling may be expected with it, to make it practicable, to the satisfaction of the several interessed.

The several fruitless attempts that have been made in projecting a design for

¹ Brit. Mus., $\frac{816 \text{ m. } 10}{80}$.

² Brit. Mus., $\frac{816 \text{ m. } 10}{04}$.

assuring the building of houses burnt down, may be some discouragement to offer more on that subject. But this being well approved of by many, to carry nothing with it but the common and public good, after some years lying by, is at their opportunity now exposed to a more general censure. (*He then enters on the consideration of Mutual Marine Insurance.*) Reason and experience, which hath introduced and continued the custom of assurances amongst merchants, will direct the like security to be admitted of for rebuilding and repairing the casualties of houses by fire to those proprietors and inhabitants : both being adventurers at a hazard, though in a different kind and element. And though the late new brick buildings in the City of London are reasonably well defended by their thick party-walls, yet by sad experience we find each particular man's interest in those inclosures is, by the effects of a small spark misplaced, still lyable to be carried away with a flame : and when such an accident of fire shall happen to lay level the subsistance and income of the inhabitant or proprietor (who is not in a position to rebuild those casualties), those candle-rents to such are little better than for ever extinguished.

That which will make the design practicable at an easie rate and charge must be the mutual agreement of a considerable part of the inhabitants and proprietors to become adventurers in raising the joint-stock for discharge of the undertaking : many hands contributing, lightens the loss, and gives ease in the charge of rebuilding and repairing. Upon a moderate calculation of the City new brick buildings and their late years casualties by fire, if but one-third part of those inhabitants and proprietors should make their subscription of 5 per cent. according to the value of their houses or rebuilding, a joint-stock of 50,000/. might be raised amongst themselves for carrying on this design. We will believe there are not less than 12,000 houses of the late new brick buildings in the City of London. These, one with the other, may be esteemed in their value or charge of rebuilding at 250/. per house—which at 5 per cent. will be 12/. 10s. on each house. So that 4000 houses (the third part of those buildings at 12/. 10s. per house) will amount to 50,000/. But should subscription be made only of 2/. per cent. for the whole number of those 12,000 houses, in proportion to their said value, a joint-stock of three score thousand pounds might be raised amongst themselves for discharge of the undertaking.

And in probability such a stock, with the improvement, might for ever perpetuate the rebuilding of all the casualties by fire happening to those adventurers. And as it may be employed, in few years they may receive dividents out of the improvement. So that a perpetuated assurance for a rebuilding, etc., to be made by a joint-stock, raised in proportion to the value of the houses, will be found to be more advantagious, and purchased at a much easier charge, or *premio* to the adventurers, than should such an assurance be undertaken for one year's time by a private hand.

This joint-stock thus to be raised for discharge of this undertaking, will cause a mutual participation of rejoicing one with another in their preservation ; and will be a comfortable relief, and a secured reparation in case of future demolishments. And undoubtedly this security, as it will be an easy purchase, so it will be more safe and satisfactory, and more acceptable to them, than should any other assurance be attempted to be set on foot by a private hand, and tending to a private profit.

These references to a "private hand" can only relate to Dr. Barbon, who had not yet, apparently, transferred his Business to the Fire Office.

Newbold proposed to petition for Letters Patent, or a Charter of Incorporation, to withdraw the Scheme from the Corporation, and place its working in the hands of Directors appointed by the proprietors of the Joint Stock, although the fund was to be lodged with the Corporation. He also proposed to provide engines, buckets, etc. The Lord

Mayor, Sir Robert Clayton, approved of the project of Insurance, but desired it should be managed by the Chamber of London.

In the *Protestant Domestick Intelligence*, of 2 April, 1680,¹ there appeared the following paragraph relating to this Scheme.

An eminent citizen lately presented to the present Lord Mayor, Sir Robert Clayton, a copy of a design (directed to his Lordship, the Court of Aldermen, and Common Councilmen of the City of London) asserting the easee charge of raising such a joystock as may for ever assure the rebuilding of any the casualties happening by fire to any of the houses of the City of London. The design is promised in a short time to be published for a more general satisfaction to all that may be concerned in houses, when it will appear that upon a moderate calculation of the value of the late new brick buildings, if but one-third part of those inhabitants and proprietors should make their subscription of 5% per cent. according to their said value (or charge of re-building), a stock of 50,000/. might be raised amongst themselves, which in all probability may be so employed that the improvement thereof may for ever rebuild all such casualties as may happen by fire to those houses and buildings.

This will be continued under the "Corporation of London Scheme," 1681.

1680.

Dr. Barbon, having for some reason² determined to relinquish his "One Man" Office, seems to have turned his attention to the re-construction thereof, and to the formation of a Company to take over the Business.

The Undertakers were,—

Mr. Samuel Vincent.

Dr. Nicholas Barbon (*the real promoter*).³

Mr. John Parsons.

Mr. Felix Calvert,

and others not named.

The new Company assumed the name of—

THE FIRE OFFICE.

It was, however, for some time known as "The Insurance Office at the backside of the Royal Exchange."⁴

"The above-mentioned Undertakers were the founders of the first

¹ Brit. Mus. Newspapers, No. 76, 1679-1680.

² It may have been that the "many Losses" sustained involved him in too great a Liability, which rendered it necessary to mortgage some of his property, which Incumbrances, as we shall presently see, the Undertakers of the Fire Office were to pay off, Barbon thus selling the Business and the Goodwill thereof to the new Company.

³ Luttrell (*Brief Relation*, i. 135), under date 3 Oct., 1681, stated that N. Barbon "hath set up an Office for Fire Insurance, and is likely to get vastly by it."

⁴ Several of the papers of the Fire Office are referenced in the British Museum Catalogue under *London—Royal Exchange Assurance*.

Joint-Stock or proprietary Company for Fire Insurance in London, and probably, in the world.

"It was carried out at the pecuniary risk of its founders without special legal or corporate powers, and was regarded in the eye of the law as a mere partnership trading with a Joint-Stock Capital." It has been stated that the Act against Monopolies, referred to in p. 11, hindered the formation of properly constituted Insurance Companies, but it does not seem to have interfered with the formation of "The Fire Office," possibly because, as stated, it was looked upon as a mere partnership.

"It is believed that the credit of founding Fire Insurance Offices upon the strict mercantile principle of a fixed payment in the event of Loss, for a fixed Annual Premium, belongs to England. The principle was adopted by this pioneer Company."

(*Walford.*)

The following notice of the Office then appeared in the *True Protestant Domestick Intelligence* of 7 May, 1680.¹

There is a new office to be kept at the backside of the Royal Exchange, London, and will be opened on Thursday next. They do undertake for a very reasonable rate to secure the houses in London and the suburbs thereof from fire, and if burnt down to build them again at the cost of the Office, for which end is provided a considerable bank of money, and a fund of free land, to such a value as will secure those that agree with the office. There being now in print a particular thereof, we need not give you any further account.

The *Mercurius Civicus* or the *City Mercury*, No. 241, Thursday, 12 May, 1680, contained the following announcement,²—

These are to give notice that the persons that propose to insure Houses from Fire do now attend at their Office in Threadneedle Street, against the Exchange every day from 9 to 12 in the morning, and from 3 to 6 in the afternoon, to take the subscriptions of those persons that desire to insure and have the advantage of a year by their subscription before the first of June next. And those persons that have not seen the propositions may receive them at the Office gratis, at Mr. Starkey's, Bookseller, near Temple Bar, and at Mr. Hinchman's, Bookseller, in Westminster Hall.

The colophon to the paper is,
London, printed by R.E. in Ave Mary Lane
for the Author, 1680.³

We next have a paper issued
*From the Insurance Office for Houses
on the Backside of the Royal Exchange.*⁴

¹ Brit. Mus. Newspapers, No. 77, 1679-1680.

² Bodleian Library. Ashm., 1675(9).

³ This printer will come before us again under Povey's General Remark.

⁴ Brit. Mus., 816 m. 10.
67

It was thought fit to give this advertisement that whereas there are propositions in print (*i.e. the first proposals*), setting forth the rates and terms for insuring of houses—being six-pence in the £. Rent for brick houses, and twelve-pence for timber, with deduction for the ground rent, for which the office is to re-build, or to pay the party whose house is insured 100*l.* for every 10*l.* per annum Rent, that is insured, as often as the said house is burnt down, according to the election then made at the time of insuring. And whereas those words *Burnt down* were not so large but that they might admit of a question, whether it was intended that houses *blown up*, or pulled down, were to be re-built, or receive satisfaction, as if they were burnt down. And likewise those words did not make provision in case the houses were only damaged. It is thought fit therefore to declare, That it is the intent of the insurers that houses insured, that are blown up and pulled down, as well as burnt down, should be re-built at the charge of the office, or receive satisfaction in money, according as in the propositions were set forth for insuring of Houses, and in a new edition now expressed; the former copy being since corrected, and the words added, *Burnt down, Demolished, or anywise damaged by reason of fire.*

And because it might occasion some dispute about the expences of workmen in making good the damages where the house is neither burnt down nor demolished, but only broken or damaged, it is thought necessary to avoid such differences, that the office should have liberty to set their own workmen to repair all such damages; and if they are not repaired at the charge of the office within two months after the said damages made, then to forfeit the whole sum expressed in the policy, as if the same were burnt down or demolished.¹

The names of the parties principally concerned were

Samuel Vincent,

Dr. N. Barbon,

and several others whose money was to pay off incumbrances on the estate (*i.e.* of N. Barbon).

Ground Rents settled :

Essex Buildings	1050 <i>l.</i> per ann.
Lower End of St. Martin's Lane from Strand	
to Churchyard	347 <i>l.</i> "
Devonshire Buildings, Bishopsgate	709 <i>l.</i> "
400 <i>l.</i> built, rest building	
	2106 <i>l.</i>

Subscribers to meet 8 June and choose Trustees.

Mercurius Civicus, 4 June, 1680.

These are to give notice that *Tuesday* the 8 of this inst. June, at 3 of the clock in the afternoon, is appointed by the Undertakers for insuring Houses from Fire, for naming the Trustees and Council to settle the 2100*l.* paid in Ground Rents to make good all Losses by Fire. To which end it is desired that those persons who have already subscribed, or shall before that time subscribe, will be pleased to be then present at the Office in Threadneedle Street to give their advice in naming them, and because many that would insure did not hear of the proposals till the 1st of this instant June, Therefore (at the desire of several of the Subscribers) the said Insurers have agreed that

¹ This is a distinct assertion of the right of re-instatement, and at the same time explains a Clause in their policy, a Copy of which will be given presently.

such persons as shall subscribe before the Writings are actually sealed and executed (which will be done with all expedition) shall have the like benefit of a year's purchase with those that subscribed before the 1st of this inst. June.

Concurrently with these announcements the Fire Office published
Arguments for Insuring Houses from Fire.

Walford found a copy of this document in the State Library, Albany, N.Y., and has given long extracts therefrom.¹

We quote only the following :—

Since the propositions for insuring houses from fire at sixpence per pound rent for brick houses, and twelvepence for timber : for which 10*l.* is to be paid out of the bank of the office for every 10*l.* that is insured, or else the house to be rebuilt at the charge of the office ; as is at large expressed in the printed propositions ; hath received approbation from many persons of great reputation and considerable owners of houses, as appears by their subscriptions ; which is sufficient to encourage the undertakers to prosecute their designs ; and therefore need not use any new arguments to promote its success. Yet because at the first proposing of this design it was promised to be so managed, that it might give all possible satisfaction ; it might therefore be expected that this subject of insuring houses from fire should be more fully and largely discours'd of : upon that account this paper is published to show the certainty of the propositions, the easiness of the terms, and the interest of either landlord or tenant to insure.

* * *

They stated that within 14 years since the Fire of 1666, there had been 35 fires in and about London (*thus fixing the date of this paper as 1680.*)

* * *

And this must be granted, if the office could have supported itself under those many losses,² when they gave no assistance to the extinguishing and preventing of the fires, it may be reasonably supposed to subsist under future casualties, when it is assisted by the contrivance and industry of a company of men, versed and experienced in extinguishing and preventing of the fire.³ What advantage that may be is best guess by considering what old and experienced soldiers are able to perform in respect of a tumult, and raw and unexperienced men.

* * *

As to the easiness of the terms, being 5*s.* per annum for 10*l.* rent of brick houses and 10*s.* for timber, being generally granted moderate, will need little to be said to prove it. Only this may be observed, That the improvement and good husbandry of 5*s.* a year, for the age of man can no other way (but by insuring) repair the loss of 10*l.*

* * *

And though the landlord may expect to be insured by the tenants covenants, yet it is his interest (if his tenants do not) to insure ; notwithstanding his tenant be obliged by his covenant to re-build : The landlord by insuring doth not release his tenant ;

¹ *Insurance Cyclopædia*, iii. 444-446.

² This assumes that Barbon's Office of 1667 and the Fire Office of 1680 were one and the same.

³ Thus early was established the system of each Office having a brigade to look after its own interests and to extinguish Fires. The Fire Office provided its men with liveries and badges.

but if he be able he must re-build ; and then the landlord receives the money of the office to his own use.

A man would part with 5*s.* or 10*s.* in an 100*l.* only to sleep quietly for a year, and not to be disturb'd with that dismal cry of *Fire, Fire*, when himself is not in danger to be burnt. Neither would a man for such a small sum if a loss should happen, be disquieted with the too late advice of friends, every one blaming, and asking *why he did not insure?* Or be tormented by his own thoughts with the *wish I had insured.*

Besides the landlord hath a double advantage, for he improves his estate as well as secures it ; For by insuring a house for 31 years, the advance being but a quarter of a year's purchase, the estate becomes two or three years purchase more in value : for that which before was worth but 14 or 15 years purchase, will then be worth 17 or 18. Besides it will be a better estate both for settlements or raising money. Now the improving of an estate is the business and design of most men. It will be to no purpose to use more arguments, if the fear of loss, nor the expectation of profit (those two governing principles of human action, *reward and punishment*) will not invite.

They that shall subscribe before the writings are sealed, are to have the same benefit with those that have already subscribed.

Thus proving that the document was published after the above mentioned advertisement of 4 June.

On 16 Sept., 1681, the Insurance Office for Houses, on the backside of the Royal Exchange, issued as a Broadside an *Advertisement* :—¹

These are to give notice that the office and security formerly proposed for insuring houses from fire, after the rate of sixpence per 1*l.* for brick houses, and 1*s.* for timber, is now perfected and settled ; and the persons concerned in the security will attend every day at their office on the back-side of the Royal Exchange, from the hours of 9 till 12 in the forenoon, and from 3 till 6 in the afternoon, to subscribe policies for all persons desirous to insure their houses, as far as the number of 3,000 houses.

Much labour, much time, hath been spent in settling this affair : it being above a year since the propositions for insuring houses from fire were first made publick. This hath occasioned several discourses, as if it were a project in its own nature, not to be practised ; and would prove like the abortive conceits of several others in this last 20 years, on this subject. But whosoever considers the wayes and means that were at first proposed to be followed in settling this design, such as were thought absolutely necessary to give that satisfaction which the greatness of the concern did require, will believe this affair could not have been otherwise or sooner effected.

The way and means to settle this designe, as it was first proposed, was thus : That there should be a general meeting of all persons that had any thoughts of insuring their houses, and were well-wishers to such a designe, before any security was settled : at which publick meetings the value and nature of the security, manner and method of settling it, and all things else that could be offered either to the advantage or disadvantage of this designe, should be debated and regulated.

This scrutiny this office was to pass : For though some public designes, whose fund have been *reputation and personal credit*, have thriven best without examination and (of a suddain) raised themselves into great reputation : yet sometimes (mushroom-like) they have had their duration and rise equal ; their creditors have lost their money, before they had the leisure to consider why they trusted them. So on the contrary those designes, whose fund are in land, being real and certain, can have no greater advantage than to have their foundation examined by those that trust them. And though such deliberation may make their beginnings and growth slow : yet they will be like the oak, durable.

¹ Brit. Mus., 86 m. 10.
68

Many general meetings upon publick notice were held at the office, where several gentlemen and eminent citizens were present. The first debate was about the value of the security, whether 40,000*l.* was sufficient to secure 10,000 houses, as it was first proposed, with the addition of 10,000*l.* for every 10,000 houses? This after much debate, appeared to be sufficient to the majority; because though 10,000 houses are of greater value than the fund: yet being supposed that they will stand at great distances, they could not be destroyed by any one fire. Yet because some gentlemen questioned it, and it being the designe of those persons concerned in the office to give full satisfaction to all, it was at last agreed, that the security of 40,000*l.* then proposed should be only for the insuring of 5000 houses, with the addition of 10,000*l.* for every 5000 houses.

The next debate was the *nature of the security*, which was proposed to be in ground rents. This was agreed by all to be the best sort of security, and least subject to alteration in value, etc., etc. The manner of settling this fund was debated, etc., etc.

Last of all, the *method of settling this design* was debated, which was agreed to be referred to such counsel as should be then chosen; there was also a committee chosen of several gentlemen then present, which were desired to attend the council, and see the execution of all things debated and agreed to.

The Committee appointed consisted of the following gentlemen:—

Sir Joseph Sheldon.	Wm. Thompson, Esq. { both of
Sir George Treby, Recorder.	George Bradbury, Esq. } Middle Temple.
Sir Michael Heneage.	Edward Maynard, Esq.
Sir William Warren.	Mr. Ralph Hartley.
Sir Richard How.	Mr. Nathaniel Hawes.
Lt.-Col. Rich.	

The council did all agree to the conveyance, but altered the proposition for re-building: so that if a house insured be burnt, the loss must be satisfied in money; for the office is not to rebuild, though both were at first proposed (to be at the option of the insured). This was thought necessary to avoid those disputes which might arise about the dimensions, form, and substantialness of building.

The form of the Policy was also settled by the council; and the names of those persons that are to subscribe them are Mr. Samuel Vincent, Dr. Nicholas Barbon, Mr. Benjamin Bartlett, Mr. Samuel Tookey, etc., and any two of them signing make good the policy.

This was the method that was followed in forming this design, and altho' all endeavours were used for dispatch, yet thro' the weightiness of the affair, number and greatness of the council, it was last Trinity-term before the last perusal of this settlement had passed all the council. . . . And altho' some persons who have had the misfortune in the interim to lose their houses for want of the office being settled (they being since burnt) have cause to think it tedious: yet the generality of men will agree this design could not have been sooner perfected.

* * *

These are to give notice, that whereas several gentlemen, to show their willingness to encourage this design, have subscribed to insure their houses, as soon as the conveyances were settled: upon which account it was proposed, as an acknowledgement for their encouraging the office, that they should have a year's purchase gratis: that is that they should insure 8 years for 5 paid, 12 for 7, 21 for 9, and 31 for 10. And whereas many more woud have subscribed had there been due attendance given at the office: and because it is now vacation, it is therefore thought fit to propose, that those gentlemen who shall insure their houses and take their policies before the 1st Nov. next, shall have the same advantage with those that did subscribe.

The value of building for the purpose of Insurance was estimated in relation to each £. of rent, and the shortest time of Insurance appears to have been 7 years.

A Table of the Insurance Office at the Backside of the Royal Exchange, showing¹—
The Premium or Rate of Insurance for Brick-Houses (the same to be reckoned Double for Timber) from One Pound per Annum Rent to an Hundred, for the Term of Thirty-one Years or Under, which is Sixpence in the Pound-Rent for One Year, and to Discount by way of Purchase, that is Five Years Paid down for Seven Years Insurance; Seven for Eleven; Ten for Twenty-One; Eleven for Thirty-One. For every Pound-Rent Insured, Ten Pounds in Money (which is One Hundred Pounds for Ten Pounds per Annum) is to be paid as often as the House is burnt down or Demolished, within the Term Insured. If Damaged then to be Repaired.

Pound Rent.	Insured for 7 Years.	Insured for 11 Years.	Insured for 21 Years.	Insured for 31 Years.	Houses Burnt. Money Paid.
Lib.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
1	0 2 6	0 3 6	0 5 0	0 5 6	10 0 0
2	0 5 0	0 7 0	0 10 0	0 11 0	20 0 0
3	0 7 6	0 10 6	0 15 0	0 16 6	30 0 0
4	0 10 0	0 14 0	1 0 0	1 2 0	40 0 0
5	0 12 6	0 17 6	1 5 0	1 7 6	50 0 0
6	0 15 0	1 1 0	1 10 0	1 13 0	60 0 0
7	0 17 6	1 4 6	1 15 0	1 18 6	70 0 0
8	1 0 0	1 8 0	2 0 0	2 4 0	80 0 0
9	1 2 6	1 11 6	2 5 0	2 9 6	90 0 0
10	1 5 0	1 15 0	2 10 0	2 15 0	100 0 0
20	2 10 0	3 10 0	5 0 0	5 10 0	200 0 0
30	3 15 0	5 5 0	7 10 0	8 5 0	300 0 0
40	5 0 0	7 0 0	10 0 0	11 0 0	400 0 0
50	6 5 0	8 15 0	12 10 0	13 15 0	500 0 0
60	7 10 0	10 10 0	15 0 0	16 10 0	600 0 0
70	8 15 0	12 5 0	17 10 0	19 5 0	700 0 0
80	10 0 0	14 0 0	20 0 0	22 0 0	800 0 0
90	11 5 0	15 15 0	22 10 0	24 15 0	900 0 0
100	12 10 0	17 10 0	25 0 0	27 10 0	1000 0 0

The Fire Office succeeded in obtaining a start before the Corporation got their scheme into working order, and immediately on the commencement thereof a fierce warfare began in which the Fire Office were the aggressors.

It started with

An enquiry whether it be the interest of the City to insure houses from Fire; and what advantage the insured may expect more than from the Insurance Office already settled.²

¹ Brit. Mus., 816 m. 10.
73

² Brit. Mus., 816 m. 10.
65

There are but two reasons (since an insurance office is already settled) that can engage the City to undertake the same design. 1. Out of respect and care of those that are under their government : and upon a supposition they can give them better security. 2. From an expectation of great profit such an undertaking will produce, too great for private persons ; and arising chiefly from their citizens, it ought to belong to them. Now, if upon debate it appears that they are misinformed in both : Then it must be concluded that a wise assembly, such as the Great Council in the City, will let fall their former intentions. . . .

Taking it for granted that the security is in all respects equal, yet there are differences that make the same security better, as it is now settled by private persons than if settled by the City ; and every difference is an argument when things before were equal. *Firstly*, It will be better managed for the advantage of the insured and insurers. Men's credit, care, and industry are more concerned to preserve private interest than public : By this means fires will be better prevented and extinguished. The ill management and loss of the Corporation affects no man's credit or estate. *Secondly*, The payment of losses and satisfaction of damages must be easier and quicklier dispatched by the office than by the City. The attendance upon the Court of aldermen or Committees ; the respect that is given them, and the waiting without doors for orders, when no favors are desir'd, are uneasy delays to business such as men would avoid ; and when terms are equal, rather to deal with their equals. *Thirdly*, The rule of justice is not always the same betwixt private and publick, as between one private man and another : a man must part with all to satisfy his debts. But if a very great loss should happen to the City, the rule in paying may not be the same : for the maxime of Government is that the private concerns should suffer rather than the public be undone : because in the welfare of the publick all are concerned. *Lastly*, If the City refuse to pay a loss, the remedy is not so easy and certain (by any provision they can make) as it is against private persons, etc., etc.

* * *

All persons that insure their houses, should have liberty until 1 Jan., 1682, to bring back their policies and receive a return of their premiums, less only a proportionate deduction for the time the policy had to run.

The Fire Office had got several hundred houses insured with a premium not over 500*l.*

In reply to this *Enquiry* the City issued a letter

To my Honour'd Friend Mr. M. T., one of Committee chosen by the Common Council of London for the Insuring of Houses from Fire.¹

(Signed) L. R.

— 1682.

* * *

I could not but wonder that when you and the other magistrates of the City were consulting about this affair, what pretence a few foreigners and private men could have to chop in, and set on foot the same design which you were managing, not only without, but also directly against, your consent. For tho' they pretend that they were the first inventors of it, and therefore please themselves with a fond conceit that the wisdom of Parliament will allow them the sole injoyment thereof for a considerable time, if not for full 14 years : yet it is sufficiently known that this affair was propounded in your Common Council as early as Feb., 1670, (*B. DeLaune's Scheme*) long before ever it entered into their thoughts ; and ever since from time to time continued under consideration how it might be most effectually put in practice. So that 'tis

¹ Brit. Mus., 816 m. 10.
72

plain these gentlemen have lighted their taper at your fire, and that in more senses than one they are *building on other men's grounds*.

* * *

As soon as the *Proposals of the City to Insure Houses in case of Fire*, were published, the Fire Office was not slow in producing "Observations" thereon.¹

When right is invaded, all manner of defence is lawful; therefore since the City of London endeavour to set up the Insuring of Houses from Fire, by the invention of other persons, it is reasonable to expect that they who were authors of the designe, and are thereby injured, will not forbear to publish those truths which may lessen their adversary and be useful to preserve their right, though by so doing they should seem to reflect on the justice, wisdom, or credit of the City of London. For that the Gentlemen of the Insurance Office on the backside of the Royal Exchange were the first inventors of this design must be granted by all: because the City would have otherwise accepted that fair proposal that was at first made to the Rt. Honble. the Lord Mayor, etc., viz. To refer it to council to determine this original right: And if it did appear (by any of the City Journals) that they had formerly resolved the same way of effecting the design, or could adde any new thoughts that improved it, other than lessening the rates or prolonging the terms of insurance which are no effectual differences, nor may perhaps be any advantage to the insured. The gentlemen of the Insurance Office did promise to desist from insuring in the City and Liberties and though it may be true that about the year 1670 proposals were made to the City about insuring houses from fire, upon which a Committee was chosen to examine them: yet they were extremely different from this design, and so impracticable in themselves that they were forced to lay them aside. And it is more than probable that the City could never have settled this affair had they not taken the pattern from the Insurance Office, since ten years have been spent without making the least progress in it.

* * *

The Office then enters on a comparison of the City Scheme with their own, the original.

The second observation is on the rates or premium of insurance which is 48 shillings per cent. for 31 years for brick houses, and double the price for timber; and so in proportion for longer and shorter termes. This rate is 2 shillings in 50 cheaper than that of the Insurance Office, which was probably valued as a great contrivance to draw customers. The effect of such practices hath been already observed in the paper of enquiry: which is that it must bring loss to the undertakers, and at last ruine the designe. So that the managers of this affair seem not so much to regard the future consequences as the most probable means to bring present money to the Chamber, and places to themselves. But since the gentlemen of the Insurance Office are under this force, they are resolved rather to run the hazard of losing than that the City should make advantage by their invention. Therefore that the easiness of the terms may be no encouragement to insure with the City, they do resolve for the future, to set their rates at 45 shillings and ten pence per cent. for brick houses for 31 years: which is five pence per 1*l.* rent for brick houses for a year; and double the rates for timber. And to discount by way of purchase, viz. 5 years paid down for 8 years insurance, 7 for 12, 9½ for 21, and 11 for 31 years. These rates are lower than the cities, and more agreeable to practice than their table, which is after the rate of 13 years purchase for 31 years, and near 16 years purchase for 51 years; prices never

¹ Brit. Mus., *816 m. 10.* *Guildhall Library Cat.*, page 1088. (L. P., 12, 36.)

heard of among purchasers. And do further declare that they will always set their price under the City, though they do not intend to alter any more until they are certain the City can proceed and have settled the fund.

* * *

Notice was given that those gentlemen who had paid the higher scale of Rates might come to the Office and claim a return of the difference in conformity with the new scale, or an allowance would be made for an additional term, and if any further alteration be made the Insured would have equal abatement.

They would make provision for insuring Chambers in Inns of Court and Chancery, and settle Ground Rents of Devonshire Buildings and 1,500*l.* per annum Ground Rents at Westminster, thus providing a security of near four score thousand pounds.

The new scale of Rates was as follows :—

A Table for Insurance of Houses from Fire from One Pound per annum to a Hundred for Thirty-one Years, or Under, after these Rates, viz., Five Pence in the Pound for Brick Houses and Ten Pence for Timber, and to Discount by way of Purchase. That is, Five Years paid for Eight Years Insurance; Seven for Twelve; Nine and a Half for Twenty-one; and Eleven for Thirty-one; which is Forty-Five Shillings and Ten Pence for Brick Houses at Ten Pounds per annum and Double for Timber. This is under the Cities Proposals Two Shillings and Nine Pence per cent.

Pound Rent.	Insured for 8 Years.	Insured for 12 Years.	Insured for 21 Years.	Insured for 31 Years.	Houses Burnt. Money Paid.
Lib.	£ s. d.	£ s. d.	£ s. d. ob.	£ s. d.	£ s. d.
1	00 02 01	00 02 11	00 03 11 0½	00 04 07	10 00 00
2	00 04 02	00 05 10	00 07 11 00	00 09 02	20 00 00
3	00 06 03	00 08 09	00 11 10 0½	00 13 09	30 00 00
4	00 08 04	00 11 08	00 15 10 00	00 18 04	40 00 00
5	00 10 05	00 14 07	00 19 09 0½	01 02 11	50 00 00
6	00 12 06	00 17 06	01 03 09 00	01 07 06	60 00 00
7	00 14 07	01 00 05	01 07 08 0½	01 12 01	70 00 00
8	00 16 08	01 03 04	01 11 08 00	01 16 08	80 00 00
9	00 18 09	01 06 03	01 15 07 0½	02 01 03	90 00 00
10	01 00 10	01 09 02	01 19 07 00	02 05 10	100 00 00
20	02 01 08	02 18 04	03 19 02 00	04 11 08	200 00 00
30	03 02 06	04 07 06	05 18 09 90	06 17 06	300 00 00
40	04 03 04	05 16 08	07 18 04 00	09 03 04	400 00 00
50	05 04 02	07 05 10	09 17 11 00	11 09 02	500 00 00
60	06 05 00	08 15 00	11 17 06 00	13 15 00	600 00 00
70	07 05 10	10 04 02	13 17 01 00	16 00 10	700 00 00
80	08 06 08	11 13 04	15 16 08 00	18 06 08	800 00 00
90	09 07 06	13 02 06	17 16 03 90	20 12 06	900 00 00
100	10 08 04	14 11 08	19 15 10 00	22 18 04	1000 00 00

London. Printed for the Gentlemen of the Insurance Office on the Back-side of the Royal Exchange where these papers are to be had gratis. 1681.

The Fire Office (in its "*Observations*") made very strong remarks in opposition to the City Scheme of Perpetual Insurances, and asked what would become of their settlement of Ground Rents to pay Losses, if it should be proved that the City forfeited its Charter by undertaking Fire Insurance.

Under date 10 November no year, but really 1681, appeared *A Letter to a Gentleman of the Insurance Office concerning the Cities insuring Houses.*¹

The writer having studied the "*Enquiry*" above referred to, sides with the Fire Office, and argues that the City, being interested parties, might be "*byassed*" in the consideration of what house should be blown up in cases of fire.

The Corporation were annoyed at the proceedings of the Fire Office, their "two small pamphlets lately printed tending to y^e disarrangement and disability of this Citty to undertake y^e said designe." The Court therefore referred it to a Committee to "vindicate y^e Citty's reputation and credit as well against y^e said pamphlets as any others that shall be published to the hindrance of y^e said designe."² Walford fixes the date of this course of action of the Corporation as Dec. 1681.

The Corporation then adopted the extraordinary course of desiring divers Cittizens, who were Trustees for some private persons who have undertaken to insure houses from Fire, to decline and revoke their said trusts, inasmuch as such undertaking will be greatly prejudicial to the designe of the Citty.³

It does not appear that the Fire Office took any notice of this desire.

The Corporation then renewed the paper warfare, and a Broadside was issued, in reply to the "*Observations*," in the form of a letter, signed L. R.

*A second letter to his Honour'd friend Mr. M. T., one of the Committee chosen by the Common Council of London for the Insuring of Houses from Fire.*⁴

The writer alleged that the scheme was first set on foot at the Restoration. The project and its authors were recommended to the attention of the Common Council by His Majesty (1660), but was not admitted, as it was thought impossible for private persons to arrange it, and unreasonable that they and not the City should reap the profits of such an undertaking. It then sank, but at a considerable distance of time (1670) it was propounded afresh by De Laun, though not prosecuted by the City.

This refers to the Scheme of Benj'n DeLaune, 1668-1670, p. 22. We would here refer to the year 1672, Londinophilus' Remarks, and our note thereon.

¹ Brit. Mus., *816 m. 10.*
79

³ *Ins. Cyclo.*, iii. 453.

² *Ins. Cyclo.*, iii. 453.

⁴ Brit. Mus., *816 m. 10.*
80

The matter was briskly revived by Newbold the Merchant, who proposed a joint stock to be raised by the Inhabitants and proprietors of houses to be insured. He communicated his plan to the Lord Mayor and others eminent citizens, from some of whom this Observator caught it, it being generally discoursed of.

The writer of the Letter thus insinuates that the Fire Office Scheme was stolen from that of the Corporation, instead of the latter being taken from the former.

. The hands of the City were so full of other business that though they had a strong inclination yet they had no leisure to carry on this design.

They (the Fire Office) are very forward to take money upon almost any terms, as sponges suck up water: but the many suits that are every term between them and their creditors, who are at so much trouble and charge to recover their own, plainly show 'tis very hard to wring and squeeze it out again.¹ . . . Besides it would be worth enquiring whether the lands of a man, liable to a statute of bankrupt 3 years ago, can now be a sufficient security, etc.

The Fire Office at the commencement had touched upon the legal considerations of the case, and they had the satisfaction of seeing within a short time, if not of contributing to, a termination of the Corporation Scheme, as will shortly appear.

In Cook's *Life of Charles II.*, published 1685, a claim is set up, on behalf of His Majesty, for putting several ingenious persons upon contriving and setting up an Office for the ensuring of houses, and the terms of the Fire Office, with the reduced rate of 5d. per pound, are quoted.

It is certainly one of the greatest designs that any age hath ever produced, and will prove more universally advantageous than was at first believed, the severe stroaks falling more light on particular persons now, than in former ages, in regard they are by virtue of this contrivance, supported by a Public Stock, and those whose houses escape, made by that means to contribute toward the repairing of those that are burned.

This is the only notice which we have met with making a claim that the formation of the Fire Office was at the instigation of His Majesty, and we do not believe in any such Royal suggestions for the projection or establishment of the Office. There is the bare possibility that the biographer had met with some notice of King Charles II. having referred the scheme of 1660 to the Corporation of London, and thus been led to confound it with the Fire Office; or did he consider that the grant of Letters Patent was equivalent to suggesting the scheme?

About 1682, the Office, then located at the Backside of the Royal Exchange, or in Threadneedle Street, established itself also over the Rainbow Coffee House near the Temple, Fleet Street.

¹ See Statements, 1705 and 1712, p. 47, 49.

Molloy in his *De Jure Maritimo et Navalii*, etc., 1682,¹ speaking of the Fire Office, says :—

There is an Office of Insurance for houses burnt or demolished for the securing the Ensured in case of loss : Ground Rents to the value of near 3000*l.* per annum are settled on Trustees to answer the same. . . . This excellent security for such Misfortunes His Majesty has highly approved of in Council, and for the better encouraging the Undertakers and first Inventors has been lately graciously pleased to grant his Letters Patents to them for carrying on so great and good a work for the good of the publick.

Walford says that no Patent appears to have been actually granted.

The *Corporation* having retired from the Insurance Field, the FRIENDLY SOCIETY launched its proposals in 1683, but did not apparently commence operations until Sept., 1684. A writer in the *Railway News* (June, 1865) stated that "those of the old or first Company brought objections to the new project."

The *Fire Office* thus designated was then not long in proving itself most unfriendly to its rival. Under date 26 Jan., 1684 (*i.e.* 1684-5), it issued "*A Letter to a Gentleman in the Country giving an Account of the Two Insurance Offices, the Fire Office and Friendly Society.*"²

The strength of this security stands upon this supposition, that the premiums deposited and agreed to be paid by the insured are more than sufficient to pay the loss, and therefore there is no provision made to pay those losses which may at one time exceed the premiums : For the 16,000*l.* is not security for the losses from fire, but only for the insolvent.

The insuring of houses being a new design, it is impossible to make a certain guess of the strength of this supposition ; but that I might give you some satisfaction, I have examined its foundation by inquiring into the profits and loss of the *Fire Office* since their first beginning, which I find thus :

That the *Fire Office* in 3 years hath insured 4000 houses, and the premiums of one house with another do amount to about 4*l.* 10*s.* the house ; which in the total is 18,000*l.*, and they have already paid back in losses above 7000*l.* besides charges. By which it is plain that they have repaid almost half the premiums before a fourth part of the terms (the houses are insured for) are expired : for some houses are insured for 7, some for 11, and some for 21 years.

So that by what hitherto appears, its most probable that the premiums will not be sufficient to pay the losses ; and that this design appears to be fram'd upon the imaginary success of the *Fire Office*, encouraged by the common presumption generally believed, *That men never set up a new invention without hopes of a great advantage to themselves* ; and not remembering how often the first undertakers are mistaken.

But supposing the premiums should be more than sufficient to pay the loss, it doth not appear to me that any man is insured for any certain term by the *Friendly Society*. For how can a man be insured for 7 years, which is a term certain, when the number of those who are to pay the loss is uncertain ?

In conclusion the writer, N. B. (Nicholas Barbon), gives his opinion that the Fire Office gives better security, better preserves the Insured from Fire, and insures at a cheaper rate.

¹ Brit. Mus., 1128, g. 12.

² Brit. Mus., 816 m. 10.
74

The *Friendly* then issued, with the signature of H. S. (Henry Spelman), *An answer to a Letter to a Gentleman in the Country giving an Account of the Two Insurance Offices, the Fire Office and the Friendly Society.*¹

I wonder in reading the settlements of the *Friendly Society* you should overlook the most material articles in it; where it is carefully provided, That if the money insured on any house burnt, blown up, or demolished, be not paid by the insurers within fifty days after the rate is set, the trustees by mortgage, or sale of lands or rents, are empowered to pay the same.

In 1686 the Fire Office solicited from the Lords of the Privy Council a Patent for the exclusive privilege of making and registering all assurances, policies, and contracts of houses from Fire within the Bills of Mortality for 31 years, having insured for so long a time.

In June, 1858, Mr. G. Adlard, the New York manager of the *Unity Office*, communicated to the *United States Insurance Gazette* particulars of the minutes of the Privy Council accompanied by a memorandum as follows:—

Having some few years since applied for and received permission to examine the Privy Council Register Books in search of other matters, I accidentally met with the controversy arising from these rival Insurance Companies, and feeling an interest in the subject, I made copies which I now submit to the readers of the *U. S. Insurance Gazette*.

The details were copied into the *Post Magazine* of 28th August, 1858. Walford seems to have made an independent copy of the minutes.

Mr. Samuel Vincent and other Insurers of Houses from Fire in London, and other persons who have set up such offices, to be heard at the Boord.

At Whitehall, the 8th of April, 1687.

Present the King's most excellent Majesty. Upon reading the Petition of Samuel Vincent, Nicholas Barbon, John Parsons, and Felix Calverd, setting forth that they and their partners, about six yeares since did Invent and set up a New Undertaking, and an Office for the Insuring of Houses from Fire, in and about the Cities of London and Westminster, and did settle three-score thousand pounds in ground rents, for the paying of losses, and have since paid for such losses twenty thousand pounds. That divers persons have set up an other Office of Insurance to the great discouragement and dammage of the Petitioners, As in the petition annexed is more at large exprest. And humbly praying His Majesty to encourage their so publick and good undertaking, and to grant to them the Office of making and registering all Assurances, Policies, and contracts of Houses from Fire, within the

¹ Brit. Mus., 8¹⁶ m. 10.
75

Bills of Mortality, for thirty-one years, they having Insured for so long a time.

It is this day Ordered by His Majesty in Councill that the Petitioners and all Persons who have set any Office of Insurance, and others concerned in the matter of the said Petition, do attend this Boord on Friday next, at which time His Majesty will take the matter of their request into consideration.

(Signed) JAMES II.

15th April.—*Postponed to the following Friday, 22nd April.*

Heard "by Councill learned on both sides." Both parties ordered to present to His Majesty their proposals or plans for Insurance of Houses, "His Majesty hereby declaring, that no such Undertaking as the said persons are concerned in, ought to be carryed on, without his royall warrant and authority."

29th April.—Samuel Vincent and his partners presented their Proposals for the Insuring of Houses from Fire, which was referred to the Lords of the Treasury to consider and report.

29th April.—"Henry Spelman and his partner, Undertakers for the Friendly Society for Insuring Houses from Fire," presented their Proposals, which with "the Petition of Sir Edmund Wiseman, Sir Charles Bickerstaff, Sir Walter Clarges, Edward Sheldon, Richard Kent, and Richard Ryder," were referred to the Lords Commissioners of the Treasury.

6th May.—Sent back by the Lords of the Treasury, requesting to be referred to "Councill learned in the Law." Referred accordingly to Mr. Attorney and Solicitor-General.

At Whitehall, the 18th November, 1687.

Insurers of Houses from Fire, to present their proposals of accomodation to His Majesty on Friday next. Upon reading this day at the Boord the Report of His Majesty's Attorney-General, and Solicitor-General, on the Proposalls of Samuel Vincent and his Partners, who go by the name of the "Fire Office." And of Henry Spelman and his partner, who go by the name of the "Friendly Society," His Majesty in tenderness to the persons concerned in the promoting a design so advantageous to the publick, is graciously pleased to order that they do, on Friday next, present in writing to His Majesty in Councill, their Proposalls of Accomodation.

(Signed) JAMES II.

25th November.—The Proposals of Accomodation having this day been presented, those of Mr. Vincent and his partners ordered to be given to Mr. Spelman, "who is to return his answer to the same in writing to this Boord on Friday next."

2nd December.—Henry Spelman prays for longer time, his partner

being "in the country, very weak." Ordered to be heard on both sides on the 16th December.

At Whitehall, the 16th December, 1687.

Letters patent to be granted to Mr. Spelman, etc., who is to bring in a Proposall on Friday next to preserve Mr. Vincent and his partners from Ruine.

Present the King's most excellent Majesty. Whereas upon the Proposalls of Accomodation between Mr. Vincent and Partners in the Fire Office, and Mr. Spelman and Partner on behalf of the Friendly Society, His Majesty in Councill, on the 2nd of December, instant, was pleased to appoint the matter to be argued this day. And both sides attended accordingly. His Majesty in Councill having

fully considered what was alleged by them, And it appearing to the Boord that the way¹ of Ensuring Houses by the Friendly Society is of more benefit and satisfaction to the publick than by the Fire Office.² His Majesty is graciously pleased to declare His pleasure that Letters Patents be granted to the said Spelman and Partner as aforesaid, for carrying on their method of Ensuring Houses from Fire. And His Majesty does hereby likewise order that Mr. Spelman and Partner do present a proposall in writing to this Boord on Friday next, whereby the said Vincent and Partners may be preserved from Ruyne.

(Signed) JAMES II.

23rd December.—Petition of Sir John Parsons, Samuel Vincent, Esq., Dr. Barton and Partners, together with a paper presented by Mr. Spelman and his Partner. Ordered to be heard on Friday the 13th January next, at which time His Majesty will take a final resolution thereupon.

(Signed) JAMES II.³

At Whitehall, the 30th January, 1687 (*i.e.* 168²).

The Insurers
of Houses
from Fire to
have a Patent.

Present the King's most excellent Majesty. The matter in difference between Sir John Parsons, Samuel Vincent, Esq., Dr. Barbone, and Partners, concerning the Insuring of Houses from Fire; and William Hale and Henry Spelman, Esq., Undertakers for the Friendly Society, being this day heard at the Board by Councill learned on both sides, His Majesty was pleased to declare his royall intencions that he would grant his Letters Patents under the Great Seale to the said Sir John Parsons, Samuel Vincent, Esq., Dr. Barbone and Partners, for continuing the Insuring of Houses according to their undertaking; and did order, and it is hereby ordered accordingly, that one of His Majesty's Principall Secretaries of State do cause a Warrant to be prepared for His Majesty's Royal Signature, directing Mr. Attorney or Mr. Solicitor-General to prepare a Bill to passe the

¹ Mutual plan.

² Joint Stock.

³ This paragraph is not in the copy in *Post Magazine*.

Great Seale authorising and empowering the said Sir John Parsons, Samuel Vincent, Esq., Dr. Barbone and Partners to continue and proceed in their method of Insuring Houses, with a clause prohibiting the Undertakers for the Friendly Society and all others from Insuring any houses for one yeare after the date of the said Letters Patents. And His Majesty did further declare his intencions and pleasure to bee that after the expiration of the said terme of one yeare, the said Undertakers for the Friendly Society, being likewise authorized by his Letters Patents, may proceed in their method of Insuring Hœuses in the manner following, viz. for the space of three moneths, and then to desist for the next three moneths, and then to begin again for three moneths more, soe as to put a stop from time to time to the said method of Insurance of the said Friendly Society every other three moneths. And a clause is likewise to be inserted in the said Letters Patents reserving power to His Majesty to appoint such allowance or reward to be paid on every occasion of Fire by the said Sir John Parsons, Samuel Vincent, Dr. Barbone, and Partners, as His Majesty shall thinke fit, to the Gunners and others belonging to the Office of the Ordnance who shall from time to time assist in the extinguishing of such Fires."

At Whitehall, 10th February, 1687.

Present the King's most excellent Majesty. Upon reading this day at the Boord a Report from the Right Honbl. the Lord Dartmouth, Master-Generall of His Majesty's Ordnance, on the petition of Thomas Silver and Thomas Dodge, His Majesty's Gunners, in behalf of themselves and others, for an allowance to be made them by the Ensurers of Houses from Fire, towards their charge, hazard and paines in blowing up of Houses, and otherwise extinguishing of Fires. It is ordered by His Majesty in Councill, that in regard to the petitioners and the Gunners under them, are belonging to, and under the immediate direction of the Master and Officers of the Ordnance, who are best able to judge of the merits of their respective services. That the sume of 60l. per annum be reserved upon each Patent that shall be granted to any Ensurers of Houses from Fire, to be paid quarterly into the Treasury of His Majesty's Ordnance, and from time to time distributed by the Master of the Ordnance for the time being, according to the respective services, merits, hazards and accidents of the persons employed therein. Whereof His Majesty's Attorney and Sollicitor-Generall are to take notice and see the same done accordingly.

(Signed) JAMES II.

It is not thought that any Letters Patent were actually issued in favour of the two Offices.

The two Companies seem to have settled down to quiet competition for a short time. The truce ceased in 1706.

Dr. Barbon probably remained with the Fire Office until his death in 1698.

In 1690 Thomas DeLaune published a new edition of his *Present State of London*,¹ in which, Section 12 of the *Insurance Office for Houses*, he says :—

This ingenious and usefull invention was first put into practice about eight years ago, and is now brought to great perfection ; and has deservedly met with very considerable encouragement, insomuch that there are now above 7,300 houses insured. The rates of insuring houses from one year to eleven are, 100*l.* on a brick house is 6*s.* for one year, 12*s.* for two years, 18*s.* for three years (and double for timber), and so in proportion for a lesser summ ; but if any insure for four years, the discount for paying down the money is three years and a quarter, five for seven, seven for eleven years insurance. The money insured on the house is to be paid as often as the house is burnt or demolish'd, by reason of fire within the term insured ; but if damaged, then to be repaired at the charge of the office, for the security of which office there is 60,000*l.* in Ground Rents of Inheritance, yielding 2,600*l.* per annum, settled on twelve trustees.

They have a great many servants in livery with badges, who are watermen, and other lusty persons dwelling in several parts of the City, who are always to be ready, when any sudden fires happen, which they are very laborious in and dexterous at quenching, not sticking in cases of necessity to expose themselves to very great hazards in their attempts. . . .

There is also an office, etc. (see *Friendly Society*).

Yet by both offices not above the 9th part of the houses in the City of London and within the Bills of Mortality, which are computed to be about 105,000, are secured.

DeLaune here only refers to the establishment of the Fire Office, and totally ignores the business transacted by Barbon between 1667 and 1680.

The system of charging Premiums by a Rate per cent. on the insured Value of the property covered, in lieu of a charge per £ rent, seems to have been adopted about this time.

From the following advertisement in the *London Gazette*, 20th-23rd November, 1693, we learn that the Fire Office now embarked on a system of *Mutual Insurance*, probably to compete with the Friendly Society.

The Insurers of Houses and Chambers from Fire (at the request of divers gentlemen and others concerned in houses in and about London) have agreed to insure houses and chambers by way of mutual contribution at their office in Cornhill and over the Rainbow Coffee House near the Temple (where Policies and Instruments are ready prepared) the rate for 100*l.* on brick is 1*s.* 4*d.* per annum, and double for timber, and 5*s.* for 100*l.* Deposite Money on brick and double on timber, which Deposite Money is to be repaid at the end of the term Insured, or what part shall remain unpaid for Losses ; and will also continue to insure Houses after the same manner they hitherto have done.

¹ *Anglia Metropolis or Present State of London.* Brit. Mus., 578 a. 3.

In 1700 the Fire Office published

A Table showing the Rates of Insuring Houses for one year to seven at the FIRE OFFICE kept against the Royal Exchange in Cornhill, and at the Rainbow Coffee House by the Inner Temple Gate in Fleet Street, viz.: 100l. on a brick house is 6s. a year; 12s. for 2 years; 18s. for three years (and double for timber); and so in proportion for a greater or lesser sum: But if any insure for 4 years, the discount for paying down the money is three years and a quarter, and 5 for 7 years insured. The money insured on the house is to be pay'd as often as the house is burnt or demolished by reason of fire within the term insured. But if damaged, then to be repaired at the charge of the office.¹

Money.	Insured for 1 Year.	Insured for 2 Years.	Insured for 3 Years.	Insured for 4 Years.	Insured for 7 Years.
Lib.	£ s. d.	£ s. d.	£ s. d.	£ s. d.	£ s. d.
10	0 0 7½	0 1 2½	0 1 9½	0 1 11½	0 3 0
20	0 1 2½	0 2 5	0 3 7½	0 3 11	0 6 0
30	0 1 3½	0 3 7½	0 5 5½	0 5 10½	0 9 0
40	0 2 5	0 4 10	0 7 3	0 7 10	0 12 0
50	0 3 0	0 6 0	0 9 0	0 9 9½	0 15 0
60	0 3 7½	0 7 2½	0 10 9½	0 11 9	0 18 0
70	0 4 3	0 8 6	0 12 9	0 13 9	1 1 0
80	0 4 10	0 9 8	0 14 6	0 15 8	1 4 0
90	0 5 5	0 10 10	0 16 3	0 17 7½	1 7 0
100	0 6 0	0 12 0	0 18 0	0 19 6	1 10 0
200	0 12 0	1 4 0	1 16 0	1 19 0	3 0 0
300	0 18 0	1 16 0	2 14 0	2 18 6	4 10 0
400	1 4 0	2 8 0	3 12 0	3 18 0	6 0 0
500	1 10 0	3 0 0	4 10 0	4 17 6	7 10 0
600	1 16 0	3 12 0	5 8 0	5 17 0	9 0 0
700	2 2 0	4 4 0	6 6 0	6 16 6	10 10 0
800	2 8 0	4 16 0	7 4 0	7 16 0	12 10 0
900	2 14 0	5 8 0	8 2 0	8 15 6	13 10 0
1000	3 0 0	6 0 0	9 0 0	9 15 0	15 0 0

This office having a fund to the value of 60,000/. in ground rents of inheritance to answer losses and damages; and settled on several gentlemen trustees, by many of the eminentest council at law. The names of the INSURERS are:—

Sir James Butler, Knight.
 Sir John Parsons, Knight.
 Sir Wm. Stapleton, Knight.
 Richard Alie, Esq.
 John Pery, Esq.
 Edward Noell, Esq.
 Sebastian Lyford, Esq.
 William Calvert, Esq.

Edward Northey, Esq.
 Mr. Edward Buckley.
 Mr. George White.
 Mr. Felix Feast.
 Mr. Thomas Turnor.
 Mr. Thomas Deakins.
 Mr. George Hudson.
 And Mr. Samuel Tookie.

Some of the said gentlemen are to be spoken with dayly at the Exchange Office from 11 till 1, and at the Temple Office from 4 to 6 in the afternoon.

Strype (1720), in his revised edition of Stow, wrote:—

¹ Brit. Mus., 816 m. 10.
97

There is yet another practice of great benefit and convenience used in London and that is the Insuring of houses against Fire, which any man may do for a little money for the term of seven years, and so renew again if he pleases. For which there is a certain Office kept in the City called the Fire Office in Cornhill and in Fleet Street. All houses thus insured are known by a plate fixed upon them, being the resemblance of a Phenix in a flame.

This Office maintains in pay a competent number of strong expert men with their accoutrements, who are always ready at hand when any of these Insured houses chance to be on fire to quench the same.

The Rates for Insurance and the Fund for Security and the names of the Insurers appear by the following table.

Sir Edward Northey, the Queen's Attorney-General. Sir James Butler, Knight. Sir John Parsons, Knight. Sir William Stapleton, Knight. Richard Alie, Esqre. John Pery, Esqre. Edward Noell, Esqre. Sebastian Lyford, Esqre. William Calvert, Esqre. Nathaniel Herne, Esqre. Mr. Edward Buckley. Mr. Felix Feast. Mr. Thomas Turnor. Mr. Thomas Deakins. Mr. George Hudson.

Attendance is given at the Exchange Office from Ten in the forenoon till Two in the afternoon; and at the Temple Office from four till seven in the evening.

Or, if any chuseth rather to insure by mutual contribution, it may be done at the same office, by the same insurers, upon the same security, and then the rates are according to this table.

*A Table showing the Rates of Insuring Houses from one year to seven, by Mutual Contribution; at the Fire Office kept against the Royal Exchange in Cornhill; and at the Rainbow Coffee House by the Inner Temple Gate in Flete Street, viz.: 100*l.* on a brick house is one shilling, four pence, for a year (and double for timber); and five shillings for 100*l.*, brick, Deposit Money (and double for timber); and so in proportion for a greater or less sum.¹*

Money.	Insured for											
	1 Year.	2 Years.	3 Years.	4 Years.	5 Years.	6 Years.	7 Years.	1 Year.	2 Years.	3 Years.	4 Years.	5 Years.
Lib.	<i>l.</i> <i>s.</i> <i>d.</i>											
10	0 0 1 $\frac{1}{2}$	0 0 3 $\frac{1}{2}$	0 0 5 $\frac{1}{2}$	0 0 7	0 0 8 $\frac{1}{2}$	0 0 10 $\frac{1}{2}$	0 0 1	0 0 10 $\frac{1}{2}$	0 0 1	0 0 1	0 0 1	0 0 1
20	0 0 3 $\frac{1}{2}$	0 0 6 $\frac{1}{2}$	0 0 9 $\frac{1}{2}$	0 1 1	0 1 4 $\frac{1}{2}$	0 1 7 $\frac{1}{2}$						
30	0 0 5	0 0 10	0 0 13	0 1 8	0 2 1	0 2 6	0 2 6	0 2 6	0 2 6	0 2 6	0 2 6	0 2 6
40	0 0 6 $\frac{1}{2}$	0 1 1	0 1 7 $\frac{1}{2}$	0 2 2	0 2 8 $\frac{1}{2}$	0 3 3	0 3 3	0 3 3	0 3 3	0 3 3	0 3 3	0 3 3
50	0 0 8	0 1 4	0 2 0	0 2 8	0 3 4	0 4 0	0 4 0	0 4 0	0 4 0	0 4 0	0 4 0	0 4 0
60	0 0 9 $\frac{1}{2}$	0 1 7	0 2 4 $\frac{1}{2}$	0 3 2	0 3 1 $\frac{1}{2}$	0 4 9	0 4 9	0 4 9	0 4 9	0 4 9	0 4 9	0 4 9
70	0 0 11 $\frac{1}{2}$	0 1 11	0 2 10 $\frac{1}{2}$	0 3 10	0 4 9 $\frac{1}{2}$	0 5 9	0 5 9	0 5 9	0 5 9	0 5 9	0 5 9	0 5 9
80	0 1 1	0 2 2	0 3 3	0 4 4	0 5 5	0 6 6	0 6 6	0 6 6	0 6 6	0 6 6	0 6 6	0 6 6
90	0 1 2 $\frac{1}{2}$	0 2 5	0 3 7 $\frac{1}{2}$	0 4 10	0 6 0 $\frac{1}{2}$	0 7 3	0 7 3	0 7 3	0 7 3	0 7 3	0 7 3	0 7 3
100	0 1 4	0 2 8	0 4 0	0 5 4	0 6 8	0 8 0	0 8 0	0 8 0	0 8 0	0 8 0	0 8 0	0 8 0
200	0 2 8	0 5 4	0 8 0	0 10 8	0 13 4	0 16 0	0 16 0	0 16 0	0 16 0	0 16 0	0 16 0	0 16 0
300	0 4 0	0 8 0	0 12 0	0 16 0	0 1 0	1 4 0	1 4 0	1 4 0	1 4 0	1 4 0	1 4 0	1 4 0
400	0 5 4	0 10 8	0 16 0	1 1 4	1 6 8	1 12 0	1 12 0	1 12 0	1 12 0	1 12 0	1 12 0	1 12 0
500	0 6 8	0 13 4	1 0 0	1 6 8	1 13 4	2 0 0	2 0 0	2 0 0	2 0 0	2 0 0	2 0 0	2 0 0
600	0 9 0	0 16 0	1 4 0	1 12 0	2 0 0	2 8 0	2 8 0	2 8 0	2 8 0	2 8 0	2 8 0	2 8 0
700	0 8 4	0 18 8	1 8 0	1 17 4	2 6 8	2 16 0	2 16 0	2 16 0	2 16 0	2 16 0	2 16 0	2 16 0
800	0 10 8	1 1 4	1 12 0	2 2 8	2 13 4	3 4 0	3 4 0	3 4 0	3 4 0	3 4 0	3 4 0	3 4 0
900	0 12 0	1 4 0	1 16 0	2 8 0	3 0 0	3 12 0	3 12 0	3 12 0	3 12 0	3 12 0	3 12 0	3 12 0
1000	0 13 4	1 6 8	2 0 0	2 13 4	3 6 8	4 0 0	4 0 0	4 0 0	4 0 0	4 0 0	4 0 0	4 0 0

¹ This Table of Rates is probably the same as that referred to in the advertisement of November, 1693.

² 3*s.* 1 $\frac{1}{2}$ *d.* should probably be 3*s.* 10 $\frac{1}{2}$ *d.* or 3*s.* 11 $\frac{1}{2}$ *d.*

³ This evidently should be 8*s.*

⁴ This evidently should be 9*s.* 4*d.*

In 1705 the Office assumed the name of

PHENIX OFFICE

from its Fire mark, and they issued a sheet¹ to the following effect :—

PHENIX (Emblem) OFFICE.

The Rates of Insuring Houses and other Buildings from Fire for 1, 2, 3, 4 or 7 years for a sum certain (without being liable to any Contribution or Contingency whatsoever) at the Fire Office kept against the Royal Exchange in Cornhill and at the Rainbow Coffee House by the Inner Temple Gate in Fleet Street.

£100—1 year, 6s., Brick ; 2 years, 12s. ; 3 years, 18s. Double for Timber. Discount, three fourths of a year for 4 years ; 2 years in 7.

Money paid as often as the house damaged or burnt down during the term. Damaged houses repaired by the office.

This office hath been erected, and hath insured houses for twenty-four years past, and in that time hath sustained losses to above 40,000*l.* by several fires ; All which hath been punctually paid by the undertakers, without suit or any other trouble. Hath a fund of ground-rents of inheritance now of greater value than 60,000*l.* clear of any present charge, to answer all losses which shall happen, and the value of the fund increases daily as the ground-leases expire ; settled on Sir Michael Heneage, Knt. ; Sir Richard Haddocke, Knt. ; Sir Thomas Rawlinson, Knt. ; Henry Bartlet, Esq. ; Felix Calvert, Esq. ; Mr. Thomas Gilbert ; and Mr. George Buckley. By many of the most eminent Counsel at law.

Undertakers :—

Sir E. Northeys.	Nathaniel Herne, Esq.
Sir John Parsons, Alderman.	Thomas Turnor, Esq.
Sir Richard Hoare, „	Mr. Edw. Buckley.
Sir Wm. Stapleton.	Mr. Felix Feast.
John Pery, Esq.	Mr. Thomas Deakins.
Edw. Noell, Esq.	Mr. George Hudson.
Wm. Calvert, Esq.	

	1 year.	2 years.	3 years.	4 years.	7 years.
£25	1s. 6d.	3s.	4s. 6d.	4s. 10 <i>½</i> d.	7s. 6d.

and so on, multiples.

2s. for each policy, besides Queen's Duty for Stamps.

Attendance—Royal Exchange Office, 10 to 2. Temple Office, 4 to 7.

On the back of the foregoing was printed

PHENIX (Emblem) OFFICE.

The Rates of insuring Houses from 1 year to 7
by Mutual Contribution at the Fire Office, etc.

Abstract.

£100—Brick house, 1s. a year ; double for Timber.
and so in proportion for a greater or lesser sum.

Undertakers pay all charges—

Office rent.

Clerks.

Surveyors.

Firemen, etc.

¹ Brit. Mus., $\frac{816 \text{ m. } 10}{100}$.

All proportions of Losses of Insolvents,
or persons not to be found.
No person pay more out of Deposit Money
than a just proportion of Losses.
£100—Deposit, 5s., Brick; double for Timber.
Proportion according to sum insured.
Balance of Deposit returned at end of term.
Office gives greater Security than other Offices,
which grows greater as Leases expiring.

Rates.

1 year.	2 years.	3 years.	4 years.	5 years.	6 years.	7 years.	Deposit.	
£25 .	3d. .	6d. .	9d. .	1s. .	1s. 3d. .	1s. 6d. .	1s. 9d. .	1s. 3d.

and so on.

In 1705-6 the *Phenix* published the following statement.¹ The Friendly Society's reply will be found in the account of that Office.

PHENIX OFFICE.—Houses are insured at the *Phenix* Office for a certain sum without any *contribution* or *contingency* whatsoever. And also by *mutual contribution*. And that people may not be imposed on by untrue insinuations and calculations, the following account is the true and real difference between insuring by mutual contribution:—

	At the <i>Phenix</i> Office.			At the <i>Friendly</i> Society Office.		
Viz.: In defraying all office charge for seven years—each 100 <i>l.</i> pays	.	.	.	£	s.	d.
	.	00	7 00	£	00	09 04
Deposits .	.	00	5 00	£	00	11 08
Contribution to a loss of 323 <i>l.</i> in Wapping, in April, 1703—each 100 <i>l.</i> insured to pay .	.	00	00	4 <i>½</i>	00	00 08
				<i>Phenix</i> Office.		<i>Friendly</i> Society.
Security in ground rents to make good all losses happening to any houses whatever insured at the <i>Phenix</i> Office				£60,000		£12,000

Note.—The *Friendly* Society alledge they have now insured 16,000 houses, which is a false suggestion; for in September, 1704, the insurance of more than 11,800 of the said 16,000 expired, which occasions the difference aforesaid in the contribution.

Note.—This Office insures for the same money as the *Amicable* Society or *Hand in Hand* Office, who have settled no real fund for payment of such losses as may happen.

In 1710 the number of their Insured was stated to be 10,000.

In 1712 the *Phenix* published a new edition of their proposals, an original whereof is in possession of the present *Phenix* Fire Office, to the Secretaries of which we are indebted for a copy.

It bears the heading—

PHENIX (Emblem) OFFICE.

and is nearly similar to the proposals of 1705.

It states that the Office hath been erected and hath insured houses for thirty-one years, hath sustained losses to above 50,000*l.* by several

¹ Brit. Mus., 816 m. 10.
99

fires, all which hath been punctually paid by the Undertakers without suit or any other trouble.¹

The names of Trustees and Undertakers slightly vary.

There is no addition of terms for Mutual Insurance.

Under date 1712, Walford (*Ins. Cyclo.*, iii. 571) mentions the particulars of their Mutual Contribution Scheme as given above (1705).

He expresses an opinion that by this time they worked as a Mutual Society only. He could scarcely have so stated if he had seen the proposals just mentioned.

We have not traced any proposals for Mutual Insurance of the year 1712. From the fact that they were not printed on the proposals of 1712, we rather infer that the Mutual Scheme had come to an end.

We consider ourselves very fortunate in being able to give a copy of the Form of Policy used by the *Phenix* Office, which is now in possession of the *Sun* Fire Office.

It is not printed, but copper-plate engraved.



Phenix Emblem.

Impressed on a Wafer covered with thin paper.

A piece cut off the top which probably contained a Heading, as

Phenix (Emblem) Office. No. of Policy.

This present Instrument or Policy of Insurance witnesseth that Nathaniell Herne, Esq., and ffelix ffeast, Gentleman, in consideration of the sum of one pound twelve shillings and eight pence in hand paid by Nicholas Herne, Gentleman, for the Insuring of an House situate on the East side of Gracechurch Street and on the South side of the Gateway leading into Boars Head Court, now in the occupation of Mr. Harris, one-third part thereof being of Timber, the rest Brick, for the term of Seaven Yeares from the date hereof, Do desire, direct, and appoint that the Trustees for the Time being for Houses and Lands settled for the Insuring of Houses against Fire, shall pay or satisfy unto the said Nicholas Herne his Executors or Administrators (or his or their Assigns by Endorsement on this present Policy) the sum of Three Hundred and ffifty Pounds at the end of two months ² after the said House shall be burnt down, demolished or damnifyed, by or by reason or by means of fire; and so often as any new house to be built in the place thereof shall be burnt down, demolished or damnifyed by or by reason or by means of Fire within the said term of Seaven Years the like Sum of Three Hundred and ffifty Pounds. If the said Nathaniell Herne and ffelix ffeast and their participants or some or one of them, his or their heirs, Executors, Administrators, Agents or Assigns shall not within the said two months pay unto the said Nicholas Herne his Executors or Administrators (or such his or their Assigns) the said Sume of Three Hundred and ffifty Pounds, or in case the said house or such new house be only damnifyed, Then if such house

¹ See L. R.'s Second Letter, p. 38.

² Is this the reason why Sixty days from date of Fire, or from day of adjustment of Loss, were fixed by Act of Parliament as the time for payment of Building Losses?

be not repaired and put in so good condition as the same was before at the charge of the said Nathaniell Herne and ffelix ffeast and their participants or some or one of them, his or their heirs, Executors, Administrators, Agents or Assigns within two months next after such damnification shall happen.¹

Witness our hands and seals the fourteenth day of April, 1709. Annoq. Regni Reginæ Annae Mag. Brit. et Octavo.

NATH. HERNE, } Two Wax Seals.
FFELIX FFEAST. } Phenix Emblem.

Memorandum. That Two pounds thirteen shillings and fourpence deposited to pay proporsion to Losses by Fire for the House above insured and for the next house adjoyning is to bee accompted for att the end of the terme.

(*Possibly the adjoining House was insured by another Policy, and this was an acknowledgment of Deposit paid for both Policies.*)

Sealed and delivered in the presence of

SAML. CALBECK,
THO. DICKINS.

Vpon assigning this policy it is necessary that the assignment be Registered in the Office.

The date when the Office discontinued business is unknown. It is not impossible that the following extract from an advertisement of the *Friendly Society*, quoted by Walsford as in *Courant* of 8th July, 1717, may indicate that the *Phenix* had then ceased to exist.

Note. Houses are insured at the said Office in Palsgrave Court, as for many years past, although (through the mistake of some who took this Office for the *Phenix*) it hath been reported to the contrary.

This, however, cannot be a correct supposition if the Office was in existence when Strype published his revised edition of Stow in 1720. Strype may have written his paragraph before the Office ceased, and not have been aware of such cessation when he published. It may be remarked that in 1720 Strype called the Office *The Fire Office*, whereas it had assumed the name of *Phenix Office* since the year 1705, thereby showing that his information must not be relied upon as being up to date. Maitland (1752) does not mention the *Phenix* as a Fire Office then in existence.

The Office was said to insure "no longer than for thirty-one years." This term would have ended in 1711, but we have evidence of activity in 1712. The *Index*, 1891, p. 28, stated the date of discontinuance as 1760. We know of no authority for this statement.

¹ This is explained in Statement page 29.

The present *Phenix* Fire Office has no information as to the date of the death of its older namesake.

Mr. Walford promised further particulars respecting the *Phenix* Office; but the publication of the *Cyclopaedia* ceased long before it reached that heading.

1681.

SCHEME OF THE
CORPORATION OF LONDON.

See 1660 (p. 13); 1668, *DeLaune* (p. 22); 1672 (p. 24); 1674, *Newbold's Scheme* (p. 24).

In Nov., 1680, a Committee was appointed to "peruse and consider of certaine proposalls humbly offered to this Court by Mr. Deputy Newbold a Member thereof intituled

'London's Improvement and the Builders Security asserted by the apparent advantages in raising a Joint Stock, as may assure a rebuilding of those houses which shall hereafter be destroyed by the Casualties of Fire.'

and to make a report of their opinion to this Court."

We are indebted to Walford's *Cyclopaedia* for the following statements :—

On 17th June, 1681, the Committee to whom Mr. Deputy Newbold's proposals for insuring the new buildings of this city in case of fire were referred brought in a report in writing under their hands, of their opinions thereon, from which the following extracts are made :—

Wee doo humbly certify that upon serious consideration had of the said proposals, wee are of opinion that y^e design in general will be of verry great advantage to the owners and inhabitants of all such new buildings, and is very well worthy of an effectuall proposition. But forasmuch as there may be great difficultyes attending y^e strict prosecution of y^e method propounded in fixing a corporation whereby some security may be invested and in settling y^e assurance soo as itt may be satissfactory to y^e severall proprietors, Wee doo therefore humbly offer it as our opinion :

1. That instead of such Corporation, the Chamberlain of London might undertake y^e said design, for which wee are well satisfyed y^e Chamberlain will have verry good encouragement; and also that y^e

Chamber may give security to ye full satisfaccon of the owners and inhabitants of such new buildings.

2. Whereas Deputy Newbold proposeth 5% for raising a joint stock, wee are of opinion that ye brick buildings are soo considerable in number and value that if 2½ per sent according to ye full value each house paid by ye respective proprietors, a sufficient summ may be raised to incourage this City in the said undertaking.

3. That ye overplus of ye money soo raised after a sufficient security thereby made may be to ye Chamberlain of London, and not be devided as ye Deputy proposes, for that ye houses who thus secured will bee soo much advanced in their value ; and that ye adventurors will be thereby sufficiently recompensed.

4. Whereas Mr. Deputy Newbold hath taken a great deal of pains and bin att some charge in frameing and presenting to this Court the said proposalls, in case this Court shall imbrace and prosecute the same for ye Chamberlain, Wee are of opinion that he will deserve a good compensation and is a fitting person to bee one amongst others and that may be employed in ye managing of this affair. All which we submit to this Honorable Court this 16 day of November, 1680. Signed by E. Claver and 5 others.

The report being read and debated, this Court doth refer ye further consideration of ye said proposalls to ye said Committee. And it is ordered that any member of this Court may be present and give his judgment and vote at ye said Committee. The Committee were then to make report of their proceedings and resolutions thereon to this Court.

13th Oct. 1681.

This day ye Committee appointed to consider of proposalls for insuring houses from fire presented ye draught of a writing by them agreed on and thought fitt to be printed, to give ye general nature of ye said undertaking, which being read this Court did well like, and ordered that ye same be forthwith printed and published.

It is also ordered that ye said Committee be empowered to use all Lawfull ways and meanes by Counsell and otherwise for ye better enabling them to proceed to ye preserving this design, and answering all objections that may arise and removing all hindrances that may retard the effectual carrying on of ye same.

16th Nov. 1681.

This day the Committee for insuring houses in cases of fire brought in a Report in writing under their hands of their proceedings thereon, *together with a paper of Generall proposalls by them agreed on and*

annext to the said Report, from which we make the following extracts :—

The Committee after many repeated debates have at length agreed to y^e Generall propossals hereunto annexed, which we conceive wil not only Invite Cittyzens and others into this Insurance, but will alsoe be certaine to raise a good Revenue to the Chamber.

Upon reading of within Report as also of the said Propossals paragraph by paragraph, and upon consideration thereof, This Court did very well like and approve of y^e said propossals, and it is referred back to the said Committee speedily and effectually to put the same in execution.

And it is likewise by this Court referred to the said Committee whether it may be the interest of y^e City to insure Houses in y^e Borrough of Southwark from fire so far as the Liberties and privileges of this City do extend, and to report their opinions in that particular to this Court.

MOORE, Mayor,
at Common Council, 16th Nov. 1681.

Upon reading of proposals this day presented by the Committee of this Court for insuring of houses in cases of Fire, the tenor whereof follows :¹—

I. That all such Persons and Corporations as shall think fit to Insure their Houses and Buildings scituate within the City of London and Liberties thereof in Cases of Fire shall be received and provided for by this City according to the Terms and Conditions hereunder mentioned.

II. That Books shall be prepared by the 1st day of December, 1681, and lodged in the Chamber of London for receiving and entring the Subscriptions of all such Persons as shall come into this Insurance.

III. That Lands and Ground Rents, belonging to the City of London, to the Value of One hundred thousand Pounds at least, shall be forthwith settled as a Fund to Insure such Houses as shall be Subscribed for and brought into the said Insurance.

IV. That hereafter, as Subscriptions shall be made, a further additional Fund by the *Præmium* which shall be received, shall be made and settled by the said City for Security of all such Houses as shall be so Subscribed for.

V. That these Funds shall be settled upon Trustees in such manner

¹ Brit. Mus., 816 m. 10.
70

as the Insured in Cases of Damage may receive the Value of their Insurance with the most speed and least trouble unto them.

VI. That the *Præmium* for insurance of Brick-houses and Buildings for the term of One-and-thirty Years shall not exceed 4*s.* per cent. according to the Value that shall be Insured on such Houses ; that is to say, For the Insurance of a House valued at 30*l.*, seven pounds and four shillings for the said Term of 31 Years, and that all Terms of years shall be Insured proportionable to that Rate, for which purpose a Table shall be calculated.

VII. That the *Præmium* for Insuring of Brick-houses and buildings *for ever* shall be 4*l.* per cent. according to the Value that shall be Insured on such Houses and Buildings, *viz.* for Insuring a House of 30*l.* Value Twelve Pounds.

VIII. That the *Præmium* for Insuring of Timber-houses and Buildings *for ever* shall be 8*l.* per cent. according to the value that shall be insured upon such Houses and Buildings, *viz.* 16*l.* for insuring a Timber-house to the Value of 200*l.*

IX. That all Terms of Years in Timber-houses and Buildings shall be Insured proportionably to the said Insurance of 8*l.* per cent. for ever.

X. That the said Committee in order to the said Security do forthwith by the advice of Council proceed to prepare Settlements of the said Lands and Ground Rents and to draw up Articles and Agreements at large in pursuance of these Heads to be proposed to such as shall Insure upon the same.

"All which Proposals being unanimously agreed to and approved of by this Court are Ordered forthwith to be Printed and Published and speedily and effectually put in Execution." *Signed* Wagstaffe.¹

The following official notice was then issued by the Corporation :²—

The book of Subscriptions for Insuring Houses (by the City of London) in case of Fire, is now open, wherein several Aldermen and others have subscribed for a considerable number of houses, and the same will so continue in the Chamber at the Guildhall, where constant attendance will be daily given from 9 of the clock to 12 in the forenoon, and from 3 of the clock to 6 in the afternoon, for entring the subscriptions of all such persons as shall be willing to insure.

The Table of Rates referred to was as follows :—

¹ He was Town Clerk.

² Brit. Mus., $\frac{816 \text{ m. } 10}{69}$.

A Table of all Terms of Years from One to Thirty-one Inclusive; and from thence by every Ten Years to One Hundred Inclusive; and from thence for Ever; where is set down the Sums of Money to be paid for Insuring a Brick House for any of these Terms of Years proportionably to Four Pounds for Ever, for every Hundred Pounds value Insured on such Buildings; Calculated by Order of Common Council.¹

Four Pounds per Cent. for Ever.

Years.	£	s.	d.
100	3	6	8
91	3	5	7
81	3	4	2
71	3	2	5
61	3	0	3
51	2	17	6
41	2	13	9
31	2	8	7
30	2	8	0
29	2	7	4
28	2	6	8
27	2	5	11
26	2	5	2
25	2	4	5
24	2	3	7
23	2	2	10
22	2	1	11
21	2	0	11
20	2	0	0

Years.	£	s.	d.
19	1	18	11
18	1	17	11
17	1	16	9
16	1	15	6
15	1	14	3
14	1	12	11
13	1	11	6
12	1	10	0
11	1	8	4
10	1	6	8
9	1	4	10
8	1	2	10
7	1	0	9
6	0	18	5
5	0	16	0
4	0	13	4
3	0	10	5
2	0	7	3
1	0	3	9

. Note, That there is to be paid double so much for Timber Houses of like value. The Committee for Insuring of Houses in case of Fire do desire that such Persons who intend to Insure with the City, will for their better Expedition bring to the Chamber Notes in writing in what Parishes and Wards their Houses are situate, by what Signs they are call'd, the names of their Tenants or Occupiers, and the Value and Time they intend to Insure upon them. And this with what convenient speed they can, that they may the sooner proceed to the Nomination of Trustees, and perfect their Assurances.

Then follows the notice above given as to the Book of Subscriptions being open, at the end whereof is the following clause: "and satisfac-

¹ Brit. Mus., 816 m. 10.
71

tion will then be given to any question that may be made on *the said proposals.*"

The Form of Perpetual Policy is given in *Insurance Cyclopædia*, iii. 538.

Resolutions of the entire Court of Common Council :—

Report having now bin made unto this court of Propossalls for insuring houses from fire by a Committee formerly appointed for that purpose, this Court doth agree and resolve to undertake y^e Insuring ali houses within this Citty and Liberty from fire and to present y^e same with all expedition. And it is referred to y^e Rt. Hon. y^e Lord Mayor, &c., to consider how y^e said undertaking may be accomplished, and a fund pro-vived for that purpose, and they are desired forthwith to cause public notice to be Given of the Intenson and resolution of this Court in this matter.

The undignified warfare with the Fire Office and those "interested" in said Insurance Office at backside of Royal Exchange has been already referred to.

The Corporation received in all about 1,670 proposals.

On 15th Dec., 1681, the Committee reported their opinion that they should be fully empowered to settle the Fund (Lands and Ground Rents of the City to the value of 100,000/) upon Trustees.

In November, 1682, it was determined to relinquish the design of Insurance, and the Chamberlain was instructed to repay the money which had been advanced, and then to cancel the policies.

Contracts had been made for terms varying from 1 to 100 years.

Walford says :—

Notwithstanding the above mentioned resolution several policies passed the Common Seal, as late as the 6th March and 3rd May, 1683 ; and the City did not finally close up the business until an application was made to the Court of King's Bench for a *Mandamus*: which was granted, when the Corporation failing to return sufficient reasons for their practice to the Court, they were compelled absolutely to refrain from future insurance operations. From this time every exertion was made to obtain a surrender of the existing policies, and thus release the City lands from the incumbrances thereon.

One of the arguments of the opponents of the Corporation Scheme was that Fire Insurance business was beyond the Corporate powers of the City.

It has been suggested that the *Mandamus* was procured at the instance of the Fire Office.

Friends of the Fire Office charged the Corporation with an inability

to repay moneys secured by their bonds under the City seal, which bonds were issued to parties who had deposited money in the Chamber of London, but who could never receive their money back ; and consequently (the writer argued) how can it be expected that the insured shall have better justice when a great loss by Fire happens than those persons who have held the City's bonds have had ?

Strype in his edition of Stow's *Survey of London*, gives a Brief Account of the proceedings of the Corporation respecting Fire Insurance and adds that the project "would not take, perhaps because the credit of the City at this time was but low."

In 1696, Mr. Newbold presented a petition for remuneration for the time, trouble, and expense he had been at concerning the design which had turned out so unsuccessful. This petition was referred to a Committee, who, on the 13th October, just fourteen years after the resolution to discontinue, reported, and on the 8th December following it was "resolved to give him the benefit of making two persons free of this Citie by redemption, on paying to Mr. Chamberlain in to the Citie's use of fortie-six shillings eightpence a-piece, the said persons to be the first presented and allowed of by this Court."

So finally ended the "City's Design and Undertaking for the Insuring of Houses from the Evil of Fire" !

(*Walford.*)

1683.

FRIENDLY SOCIETY.

The Corporation Scheme having fallen through, another was started at the end of this year, and they issued a paper

The Friendly Society,

or

A proposal of a New Way or Method for Securing Houses from any considerable loss by Fire, by way of Subscription and Mutuall Contribution.¹

The commencing paragraph was as follows :—

It is very needless sure to use any arguments to persuade the inhabitants of this great City of the advantages they may receive (as well in the quiet of their minds as in the real improvement of their estates) by having their houses secured from loss by fire : the terror of the late conflagration and its most sad and miserable effects are too fresh in the memories of those unfortunate persons who were (without any

¹ Brit. Mus., 816 m. 10, and *Guildhall Library* C.S.L., 198 Cat., p. 335.

relief)¹ sharers in that great calamity. But that being without example in some 100's of years past, and hoping it may never be so again, we shall apply ourselves to the redress of such as may reasonably be expected every year, and that by so equal, safe, and easy a method as we hope may give satisfaction to all persons that shall be concerned therein.

In the margin they stated—

*Yet had the whole Cities of
London and Westminster
and Suburbs been ingaged
in this Society, the Loss of
that Great Fire had not been
to each man above a sixth part
of what they suffered.*

In October, 1684, the Society issued a revised and considerably altered set of proposals.²

1. Every person entering into this Society is to subscribe an instrument whereby he shall be obliged to submit to a rate or tax, the same not exceeding 30s. for every 100/. he shall secure on any house or houses, when any fire shall happen; which money is nevertheless to remain in his own hands, but to be subject to this condition: That in case any house belonging to any one of the Society shall be burnt or damnified by, or by reason of fire, then every person of the Society is to pay such a proportion of money as will suffice to discharge and satisfie the money secured on any house so burnt or damnified.

2. Every person entering into this Society is to deposite to the undertakers the sum of 6s. 8d. for every 100/. secured as aforesaid, on any house or houses, which is to remain in the hands of the undertakers as a pledge or caution for the performance of their covenants. And at the expiration of their respective terms for securing their houses, is to be repaid by the undertakers.

3. Every one of this Society is to pay down to the undertakers the sum of 1s. 4d. per annum for every 100/. secured as aforesaid, as consideration for their hazard, charge, and care in executing their office. So that he that will secure 300/. on a brick house must pay per annum 4s. to the undertakers; must deposite 1/. to be paid back at the end of the term for securing their houses; and submit to a rate not exceeding 4/. 10s. to answer any loss that may happen to the houses of the Society. They that secure timber houses are to pay, deposite, and be rated doubly.

The said 4/. 10s. so to be rated upon any casualty by fire for securing 300/. is 45 times as much as was burnt one year with another in 15 years next after the Great Fire within the whole City of London and Liberties, as by the following calculation will appear: In London and the Liberties in the said 15 years there were near 100 houses burnt, which at 300/. a house one with another the loss will amount to 30,000/, which divided into 15 parts makes 2000/. loss every year. Now to repair this loss what must every owner if they were all alike engaged in this Society pay? We answer that supposing, to keep within compass, there are in London and Liberties but 20,000 houses, and they all secured at 300/. a house (for that we think the best medium), then must the owners pay each man to discharge the 30,000/. by 2000/. per annum the sum of 2s. per annum and no more; which is less than men will generally give to the Briefs which happen in a year; and by this computation you may likewise

¹ This confirms our previously expressed opinion that no Insurance existed on any of the property destroyed by the Great Fire.

² Brit. Mus., ^{816 m. 10.}
₇₈

see how plentiful a stock is by this method provided for securing houses from any casualty by fire. From which calculation also, it may be observed that the reward to the undertakers being only 4s. per annum for securing 300*l.*, the very interest of 5*l.* will by this method answer all charges of casualty, and the allowance to the undertakers to all ages, if the loss by fire be not greater than is above mentioned. But if any fire should be so great as to require 30*s.* for each 100*l.* insured on brick houses, it shall be lawful for any member of the Society after payment of his share to surrender his policy, and receive back his deposit money, and from thenceforth to be discharged from being any longer a member of the Society, if he so please. Every house of 10*l.* rent may secure a 100*l.*; of 20*l.* rent 200*l.*; of 30*l.* rent 300*l.*, etc.

A deed of establishment containing the method and rules necessary to be observed in the management of this affair dated 28th August, 1684, is enrolled in the High Court of Chancery by the aprobation of the trustees. Such persons who are willing to enter into this Society are desired to repair to the Office in Falcon Court over against St. Dunstan's in Fleet. The persons that give the security are Wm. Hale, of King's Walden, in the County of Hertford, Esq., and Henry Spelman, of London, Esq.

By the first proposals the Deposit was to be 5*s.*, and the annual payment 1*s.* 3*d.* per cent., and the rate of Interest now stated at 5 per cent. was then quoted as 6 per cent.

The Society then published the following regulations for the working of the business.

A Breviate of the Establishment of the Friendly Society for Securing Houses from Loss by Fire by Mutual Contribution agreed by the Trustees Enrolled in Chancery, and to be seen at large at the Office.¹

I.—*Imprimis*, That there shall be an office kept where any person concerned may search and take notes, gratis.

II.—That Policies shall be delivered, wherein one House only to be contained, in which Policies the Trustees are impowered to Pay the Sums due, in case they be not otherwise Paid, within 60 days after the Houses are Burnt; every person receiving a Policy, doth thereby become a Member of the Society.

III.—That every member of the Society shall Pay yearly beforehand at the Office the sum of 1*s.* 4*d.* for every 100*l.* Secured on Brick-houses and 2*s.* 8*d.* for every 100*l.* Secured on Timber-houses by way of Præmium. Houses having Party-walls entire of Brick or Stone to be esteemed Brick-houses, and Houses not having Party-walls of Brick or Stone to be esteemed Timber-houses.

IV.—That every Member of the Society shall Contribute towards the making good such Losses as shall happen to any of the Houses of the Members of the said Society. Provided that no Person be charged for any one Loss above 30*s.* for each 100*l.* by him secured on Brick-houses and double so much on Timber-houses.

V.—That any Member of the Society may within 8 days after any Rate is declared, Examine the Registers, and except against the said Rate; which upon just cause or Error in Casting shall be altered.

VI.—That every Member, upon the receiving of his Policy, shall deposit as a Pledge or Caution for the Performance of his Covenants, the sum of 6*s.* 8*d.* for every 100*l.* secured on Brick-houses, and 13*s.* 4*d.* for every 100*l.* secured on Timber-houses; for which Receipts shall be given and Covenants to repay the same (or so much thereof as shall not be Forfeited) at the end of the Term in his Policy expressed.

¹ Brit. Mus., ^{816 m. 10.}
76

VII. and VIII. (*sic*)—If any Member omit or neglect to pay his Annual Payment at the Office within 40 days after it is due, he shall forfeit 8*d.* over and above the said 1*s. 4d.* for every 100*l.* Secured on Brick-houses and 1*s. 4d.* for every 100*l.* Secured on Timber-houses, to be deducted out of the deposited Money.

IX.—If any Member neglect to pay his Share towards any Loss for 25 days after Publication of the Rate, he shall forfeit one-fourth part of the Money so Due over and above his said share to be Deducted out of the Deposited Money ; And if he shall again make Default for the space of 3 months after Demand made in writing (to be left at his Dwelling or last Secured House), he shall from thenceforth forfeit the Benefit of his Policy ; his Covenant nevertheless to stand good against him for so much as shall be then Due.

X.—The Acts and Covenants of the Deputies shall Charge and Bind the Undertakers.

XI.—That every Member upon any Loss shall forthwith certifie his said Loss to the Office, and some of the Office shall certifie the same to the Trustees, who shall forthwith appoint some Skilful and Able Builder or Workman to View and Estimate the said Loss, and make Report, and shall set the Rate of Contribution accordingly ; But if the Trustees shall omit to do so, the Undertakers with the consent of 3 or more of the Principal Members to do it.

XII.—That such Workman as shall be employ'd to Estimate the Damage of any House only Damnified by Fire, shall be obliged to Repair the said Damages at the Rate he shall value the same ; in case the Party Damnified shall not be willing to take the Money at which the said Damage is valued, or the Undertakers shall not be willing to do it themselves.

XIII.—The form of the Workman's Certificate of his view and Estimate of the Damages, and Examination of the Registers and of the Declaring of the Rate and Publishing it by affixing it to the Gates of the City, and other publick places, whereby it will appear that the rate is certain and not arbitrary.

XIV.—That the Trustees have power to raise Money by the Rents, Sale, or Mortgage of the Estates settled upon them by the Undertakers for the payment of all sums due to any Member by reason of any Loss by Fire within 50 days after any Rate of Contribution shall be declared, if the same shall not be otherwise paid according to the true intent and meaning of the Establishment.

XV.—No question to be admitted about the Description, Quality or Value of any House that shall be burnt ; but the Money in the Policy expressed to be paid, after the Rate declared as aforesaid.

XVI.—Whenever the Roof and Floors of a House from the first Floor upwards shall be Burnt or Fall in, that House to be deemed a Demolished House, and the whole sum secured thereon to be paid.

XVII.—To prevent any Fraud in getting any Policy by indirect means after a House is Burnt, no House is to be esteemed a Secured House till the Mark hath been actually affixed thereon.

XVIII.—Watermen and other Labourers to be employ'd at the charge of the Undertakers to assist at the quenching of Fires.

XIX.—If there shall be so much Money Insured upon Houses as the Trustees shall not think the Security already given to be sufficient, the Undertakers to give such further Security as the Trustees shall reasonably require.

XX.—If any one Fire shall be so great as to require 3*os.* for each 100*l.* secured on Brick-houses and double for Timber-houses, to make good the said Loss ; it shall be lawful for any Member, after the payment of his said Share, to surrender his Policy and receive back his Deposited Money ; and from thenceforth to be discharged from the Society if he so please.

We have already noticed the attack made upon the *Friendly Society* by the Fire Office, in consequence of the issue of this Breviate, and also the reply of the *Friendly*.

Sir F. Pemberton who drew the Deed of Settlement of the Fire Office afterwards joined the *Friendly*.

William Hale and Henry Spelman were the founders of the Society ; in the proceedings before the Privy Council (1687-88) they were spoken of as the Undertakers : and also as Henry Spelman and his partner, who go by the name of the *Friendly Society*. And Mr. Spelman himself seemed to admit that the two only were concerned, as he prayed for delay, his partner being in the country very weak.

This is confirmed by a statement made by Hatton in his *New View of London*, 1708 (one Edward Hatton had in 1709 been for eighteen years Registrar of the *Friendly Society*), as follows :—

The *Friendly Society* Office in Palsgrave Court without Temple Bar (*it was established in Falcon Court over against St. Dunstan's Church in Fleet Street*) was the next office founded, but the first that insured from Fire by Mutual Contribution (anno 1684), the sole project of the late ingenious Henry Spelman, Esq., deceased,¹ who with William Hale, Esq.,² undertook (*on terms specified*) to insure 100*l.* for seven years on a Brick building, and in proportion for other sums, for the payment of which losses, and accounting for the deposit, there are funds in hand settled.

Advertisement in *Observator*, 1st September, 1684.

These are to give notice that the Security mentioned in a printed paper called the *Friendly Society* for Securing Houses from Loss by Fire (*the first proposals*) is now settled on the Right Honourable the Lord Mayor and other Trustees for the use aforesaid, and Policies will be ready to be delivered henceforward every day at the office in Falcon Court over against St. Dunstan's Church in Fleet Street.

We may from this assume that business began about 1st September, 1684.

¹ Spelman Monument at Wickmere, Norfolk.
Henrici Spelman

* * *

qui inventa et fundata Londini
Societate ad reparanda damna ex
incendiis oriunda.

Gent. Mag., vol. 61, pt. 2, pp. 832, 1007 (1791).

He died 19th November, 1698, aged 68.

So little was apparently then known of the history of Fire Insurance that both the *Enquirer* respecting the meaning of the above Inscription, and the person replying thereto, were ignorant of Spelman's Office, the *Friendly*. The *Enquirer* believed the *Hand in Hand* to have been the first Office which was established. The reply made reference to Dr. Barbone as having set the *Hand in Hand* on foot in 1696 ! Yet the *Friendly* had only just ceased to exist at the time of the enquiry.

² He died 1717. He was M.P. for Herts in two parliaments.

In 1706 Sir Christopher Wren was one of the Trustees.

Defoe in his *Essay on Projects* (1697), speaking of the origin of Fire Insurance, after having mentioned Barbon's Office, goes on to state—

But it was soon followed by another, by way of *Friendly Society*; where every one who subscribes pay their quota to build up any man's house who is a contributor, if it shall happen to be burned. I won't decide which is the best, or which succeeded best, but I believe the latter brings most money to the contriver.

Only one benefit I cannot omit which they reap from these two Societies who are not concerned in either, that if any fire happens, whether in houses insured or not insured, they have each of them a set of lusty fellows, generally watermen, who being immediately called up wherever they live by watchmen appointed, are it must be confessed very active and diligent in helping to put out the fire.

London Gazette, 6-9 July, 1685.

There having happened a fire on the 24th of last month, by which several houses of the *Friendly Society* were burnt, to the value of 96*l.*; these are to give notice to all persons of the said Society that they are desired to pay at the office in Faulcon Court, in Fleet Street, their several proportions of the said loss which comes to five shillings and one penny for every 100*l.* insured, before the 12th Aug. next.

From 1685 to 1702 Fire Insurances became common, but these devolved on the lessees, and were effected only on the larger buildings.¹

In 1689, the Carpenters Company paid 16*l.* to the *Friendly Society* for an insurance of 1000*l.* on Carpenters Hall. Term not stated.

T. DeLaune, 1690, *Present State of London*, after his remarks re the Fire Office (p. 44) added—

There is also an office for the Insurance of Houses called the *Friendly Society*, by a mutual Contribution. Every member to pay yearly 1*s.* 4*d.* for every 100*l.* secured on Timber Houses, by way of premium. By these likewise a great number of houses are secured.

In 1706-8 the number of the *Friendly Society*'s members was stated to be about 18,000. See, however, *Phenix notice*, p. 48.

The controversy between the Fire Office and the *Friendly Society* which began in 1684, and was not nominally concluded until the decision of His Majesty James II. at the Privy Council in January, 1687-88, has been previously referred to (p. 42).

His Majesty declared that no such undertakings as the said persons (*both Societies*) were concerned in, ought to be carried on without his Royal warrant and authority.

Post Boy, 23-26 Aug., 1707.

At the request of several persons Owners of Houses within the Easterly parts of the City and Suburbs, the Undertakers of the *Friendly Society* have agreed that an account of Houses to be insured be taken in at Bridges' Coffee House against the Royal Exchange in Cornhill. And Policies can be accordingly prepar'd with the

¹ Jupp, *History of Carpenters' Company*.

dispatch and care expected as well as upon notice given at their Office kept in Pallgrave Court without Temple Bar.

The *Friendly* Society next issued a Broadside¹ in which they disputed the statements (p. 48) of the Fire Office (now known as the *Phoenix*), but we do not find any reply from that office. Walford reverses the two statements, we believe erroneously.

In that Broadside the *Friendly*, it will be seen, entered into an elaborate comparison between its own Office and the *Hand in Hand*, which was doubtless intended as a reply to the statement put forth by that office, which will appear in the notice of that Society.

A proposal for insuring houses by the Friendly Society.

Sums they insure.

1. The sums they insure are any number of hundred pounds, or fourth part of 100*l.*, according to the value of a house, to be survey'd by an officer for that purpose.

For what time.

2. The time they usually insure for is seven years, or (if found necessary) for any number of years less than seven.

The charge for Insuring.

3. All the certain charge (besides that of the policies) is 9*s.* 4*d.* per cent. for insuring seven years, computed at the rate of 1*s.* 4*d.* per cent. per annum. There is also 11*s.* 8*d.* per cent. to be deposited at the office as a caution, during the term any one insures for. And timber houses pay double to brick in both respects. And those houses are accounted timber whose party-walls are so.

Deposit returned.

4. The deposited money, which is 11*s.* 8*d.* per cent. is and has always been (as appears by the books and vouchers) punctually on demand returned at (or any time after) the expiration of the policies, or so much thereof as remained unpaid by the undertakers in contribution. But the HAND IN HAND RETURN NO MONEY, unless you demand it within a time limited. And the

Contributions being very small.

- number of houses insured being very great, the contributions are inconsiderable in this office to what they are in those pretended Societies who have taken up our way of insuring, and have but few to contribute to a loss. For instance, had the loss in Derby Court been to be paid by the members of the *Hand in Hand*, it would have amounted to about 12*s.* per cent., which is 2*s.* per cent. more than they can pay by their settlement, and is near 9*s.* per cent. more than the rate was in this office for that fire.

Rates made by Trustees orders.

5. The rates of contribution that every member is to pay to losses are made; and those losses survey'd by warrant from the trustees, on whom the fund is settled, for securing the payment of losses; and affidavit is made of the truth of every loss and rate before a Master in Chancery, tho' the two² other offices that insure by mutual contribution make the rates themselves, and consequently may assess their members at pleasure.

¹ Brit. Mus., 816 m. 10.
¹⁰⁷

² At this time the *Phoenix* insured by mutual contribution.

Fund and Trustees names. 6. This Office has insured since the year 1684; and hath a good land security to the value of about eight times the greatest loss it ever sustained, settled on these trustees and their heirs: The Right Hon. Sir RICHARD ONSLOW; Sir CHRISTOPHER WREN; Sir JAMES SMITH; Sir CYRIL WICH; Sir WILLIAM PRITCHARD; Sir EDM. WISEMAN; etc.; and the Deed or Settlement of the lands on them (for securing to the Society their losses when any happen by fire) was drawn by Sir FRANCIS PEMBERTON, Knt., and was also perused by others learned in the law; which may be seen at the office.

Another Fund.

7. There is also another land security lately settled by the undertakers for their duly accounting for the money deposited in their hands, which security is about four times the value of the deposit-money the Office stands engaged for;

Though no other Office have settled any Land Security for insuring by Mutual Contribution;

but pretend their deposit is a security for their making good all losses: whereas in truth they ought to give a land security, as here there is, for returning that deposit, it being to lie so long out of the owner's hands, and a moveable that may be embezzled, as might easily be shewn by several precedent examples of a late land bank, etc.

The Losses this Office has paid.

8. The Undertakers of this Office have paid, to make good losses by fire, since they first insured in the year aforesaid, many large summs of money, which shews what a considerable advantage this City has reaped by this Office, who have insured for little more than the interest paid in the *Phœnix*.

Men kept to quench Fires.

9. They also keep in livrey, with silver badges, about 20 men, who, on occasion, have power to employ any other number that may be necessary, to extinguish fires, and are all at the charge of the undertakers, and not of the members of the Society, as it is in the *Hand in Hand* Office, by the 31st article of their establishment.

When a house is reckon'd burnt down.

10. If any house insured be demolished by or by reason of fire (which it is accounted to be, when the floors from the first floor upward and roof are burnt or fallen in), the whole sum insured is paid in sixty days after, or sooner if found requisite; but if a house is only damnified, the Office do immediately repair and put it in as good condition as the same was when insured, upon notice of such loss given at the Office.

Note, that what the *Phœnix* Office pretend as to contributions being less in their Office than the *Friendly* Society, for the same loss, it is utterly false and an imposition on the publick; the Society having the *Phœnix* own accounts to show the contrary.

Note Also, that the *Phœnix* Office never settled any fund for insuring by way of contributing, and their other way is 30s. per cent. and not a farthing returned; but the *Friendly* Society covenant to return 11s. 8d. of every 21s.

Note Thirdly, that on these and other accounts one of the *Phœnix* principal proprietors insured near 8000*l.* in the *Friendly* Society, as another of their undertakers (lately deceased) did several hundreds.

Other reasons for insuring in the Friendly Society before the Hand in Hand are worthy of everyone's observation.

816 m. 10

In 108 the marginal note is Six weighty reasons for insuring in the Friendly Society before the Hand in Hand.

* * And there are several advantages besides those above, by insuring in this first Society of mutual contributors. For tho' as to the charge in two offices that do both insure by mutual contribution of their members ; that will probably be the cheapest which hath the smallest loss in 7 years ; and that dearest that hath the greater loss : so that it can be no more affirmed, which office will be cheapest to insure in than it can be foretold what fires will happen, which is all casual and uncertain ; yet this is very certain, that the *Friendly Society* — 1. Have two good funds in land, and the *Hand in Hand* none. 2. Can make good by their settlement 3 times the loss that the *Hand in Hand* can do by theirs, besides what they exceed them both in fund, and number of houses to contribute. 3. The members of the *Friendly Society* contribute to no charges either of cashiers, accomptants, surveyors, water-men, office rent, taxes on the office, etc. But they that insure their houses in the *Hand in Hand* do contribute to all these and other incident charges, which will be found more than their airy pretence of profit can amount to. 4. The undertakers of the Society charge their real estates by signing their policies : but they that sign for the members of the *Hand in Hand* are obliged to nothing thereby, as ingaging neither their real nor personal estates by such act, and consequently their policies are of little value. See their policies, which only appoint the directors to pay what is not in their power, as having no lands settled on them to pay losses with. 5. The members of the Society by insuring as above can be liable to no forfeitures : but those of the *Hand in Hand*, by omitting payment of contribution a few days, forfeit double the rate with all their deposit and benefit of insuring, as appears by their settlement, Art. 23. * *

The places where Insurances are taken.

Attendance is given in Palsgrave Court without Temple Bar, between 9 and 12 in the morning, and 3 and 7 in the afternoon. And entries of houses to be insured are taken at Bridges' Coffee House against the Royal Exchange in Cornhill, and policies are prepared accordingly at any time required.

Upon sale or mortgage of houses insured, the policies are to be transferred, and the transfer registered at the office, for the better security of both parties ; and to prevent all disputes between the buyers and sellers or mortgageors and mortgagees.

In the copy 816 m. 10

Clause 8 reads "upwards of 11,000/." in lieu of "many large summs of money," as in No. 107. The paragraph * * begins, "And there are these advantages," and gives the following reasons, omitting the words "yet this is very certain that the *Friendly Society*."

1. 'Tis matter of fact that they insure cheaper than the *Hand in Hand* the last five years (though they paid much more to losses) by 6/1 farthing per cent, as appears by a State of the charge of both Offices compared, to be seen at the Office of the *Friendly Society*, who

2. Have two good funds in Land and the *Hand in Hand* none.

3. Can make good by their settlement above 20,000*l.* without touching their Fund, but the *Hand in Hand* not $\frac{1}{10}$ part of that sum.

4, 5, 6, the same as 3, 4, 5, in No. 107.

Then adding, And the same difference in most respects is between the *Friendly Society* and *Phoenix* in favour of the former.

In the last line of No. 107, "to prevent all disputes, etc.," the clause reads "to prevent confusion in the Books."

The Broadsides, $\frac{816 \text{ m. } 10}{107, 108}$, are headed

Si diruis CEdifico.

Crown.

Cherub Cherub

with Trumpet. with Trumpet.

The *Friendly Society*.

House on Serpent Entwining
fire. a Sheaf of arrows.

Spelman being dead, the *Friendly Society* seem to have adopted the crest of Hale for an emblem and for their mark.

Hale of King's Walden—Crest.

A serpent ppr. entwined round five arrow-shafts or, headed sa. feathered ar., one in pale, four saltire wise.

The only clue we have to the date is that "entries of houses to be insured are taken at Bridges' Coffee House," an arrangement not made until August, 1707.

Walford, *Cyclo.*, v. 638, states that the *Friendly Society* issued a Broadside, in 1706, containing the following note.

This Office insures for the same money as the *Amicable Society* or *Hand in Hand* Office, who have settled no real fund for payment of such losses as may happen.

This note relates to the *Phoenix* Office, and is the conclusion of their Broadside, Brit. Mus., $\frac{816 \text{ m. } 10}{99}$, page 48.

Post Boy, 2nd June, 1709.

Copy of affidavit by Ed. Hatton.

Whereas the Undertakers of the *Friendly Society* or their Agents attending the Office have frequently received information that some evil disposed persons have reported about the Town that the Deposit Money is not repaid to the Members according to agreement, and particularly a gentleman who insured 1000*l.* on 26th of last month affirmed that upon this falsity he was inclined not to have renewed his Insurance. Therefore to prevent that prejudice which some might probably entertain by reason of such malicious injurious and groundless reports and also to evidence the justice and sincerity of the Undertakers in this matter the following affidavit is made before Sir Richard Holford, Master in Chancery.

This Deponent, Edward Hatton, who hath upwards of eighteen years last past been Register to the *Friendly Society* for insuring houses and also for a great part of that time hath been and now is Receiver in the Office and Accomptant maketh Oath, That all such persons as have demanded their deposit money have faithfully and punctually to the best of his knowledge and he doth verily believe they have been paid the full of what appeared to be due and payable by virtue of the Covenants given for hat purpose by the Undertakers. That since April 1, 1703 there hath been Deposit paid and allowed on renewing more than 3400/. sterling and that the said Deposit Covenants during the time of this Deponents being concerned in the Office to receive and pay have been and now are discharged by as prompt payment as the Bank or any other Bills are or can be.

E. Hatton.

Jurat 31 die Maii 1709.

Coram me M. Magror.

Cur. Cancellor. Rich. Holford.

And note that the Office is kept (as for many years past) in Palsgrave Court without Temple Bar, and Insurances are also taken in at Bridges' Coffee House, Cornhill.

Walford gives the following advertisement from *Courant* (query *Daily Courant*), 8th July, 1717, but we have failed to trace it.

I, Jos. Woodward, do hereby certify that I have received of the undertakers of the *Friendly Society*, by Temple Bar, the full sum insured on my house burnt down in Lyme House. And I, C. C. Votear, do also certify that I have received of the said undertakers the full sum insured on my two houses burnt down at the same place, long before the same was due. Note.—Houses are insured at the said office in Palsgrave Court, as for many years past, although (through the mistake of some who took this office for the *Phoenix*) it hath been reported to the contrary.

In *Daily Courant*, 25th May, 1720, the *Friendly Society* advertised that all persons who had sustained damage by fires of the 24th May in Wapping and Shadwell who were insured in their Office, Palsgrave Court, were to repair to the Office with their policies in order to their receiving full satisfaction.

It is by no means clear that the *Friendly Society* did, or intended to limit its operations to the District within the Bills of Mortality, though it has generally been assumed to have done so.

Many years ago the writer saw a statement that the mark of a Sheaf of Arrows was on one of the houses at Gravesend destroyed by the Great Fire there in 1727, and as no Company of that title was then known to him, it was supposed to have been one of the schemes of that day which soon perished.

The discovery in our recent researches at the British Museum, of the device of the *Friendly Society* as above mentioned, seems to identify it with the Mark, and to prove that they did transact business out of London.

From this time we know little of the *Friendly Society*. Weskett in

Digest of Laws of Insurance, published 1781, says that the Society "had a considerable security in hand settled by Trustees, and for extinguishing Fires the Society continually keep in their service 22 Firemen who wear the Company's badge, and are annually elected."

Walford says that "before 1790 the business of the Society was reported to have merged into that of the *Union* Society (of 1714) of which event, however, or of the causes which led to it, we can find no trace. There had been a number of serious fires in London in 1784-5-6. It is possible that by reason of these its funds had become exhausted."

In such case it might have been deemed expedient to wind up rather than subject the Insured to continued calls for the payment of Losses.

The Secretary of the *Union* courteously informed the writer, in reply to his enquiries, "that there is no tradition that I can trace that the *Friendly* Society became merged in the *Union* — this Mr. Lewis¹ confirms."

With reference to Professor Kirkwood's statement (p. 18) respecting *Mutual Fire Insurance Clubs*, we have no knowledge of any such before the establishment of the *Friendly* Society.

Griswold says that after the Fire of London there were numerous attempts to open *Fire Offices*, but all failed before 1696 when the *Amicable Hand in Hand* was founded.

He ignores the *Fire Office (Phoenix)* and *Friendly*, both of which were in active operation when the *Hand in Hand* was set up.

From 1683 we may certainly date the origin of *Mutual Fire Insurance Associations*.

It has been stated that in early times when a fire occurred advertisements appeared for members of *Mutual Societies* to come in and pay their contributions.

We have only met with that of the *Friendly Society* dated 6th July, 1685, as given p. 62, and one from the *Union* in 1720, as given in the notice of that Office.

1693.

Although the *Fire Office (Phoenix)* and *Friendly Society* had been in operation for several years, it is singular that Fire Insurance should have been so entirely ignored by W. Leybourn in a curious work published by him in this year.

¹ Formerly Secretary, now a Director of the *Union*.

The title of the work is *Panarithmologia*, being—

A	{	Mirror	{	Merchants,
		Breviate		Bankers,
		Treasure		Tradesmen,
		Mate		Mechanics,

and a constant concomitant, fitted for all Men's occasions, by W. LEYBOURN, 1693.

There are copies in the British Museum¹ containing tables of all kinds, but an appendix noticed in the title-page is not in either copy.

Of one table it is stated "The table of 10 per cent. may be used in the purchase of leases of indifferent houses, for such are liable to many casualties, as wind, rain, fire, etc." (the only allusion to *Fire*).

The appendix is found in a copy of the edition of 1693, in the Guildhall Library, and therefrom the following extracts have been made.

After alluding to Marine Insurances he adds,—

Other Assurances are made upon Goods that are sent by Waggon or Cart, &c., by Land, from all Robbers or Thieves, &c.

Other Assurances are made upon the Lives of Men and Women at a rate that is moderate. For, by this means, if you buy any Place or Office that is worth 1,000*l.*, or more or less, and you have not money enough to purchase it, you borrow 400*l.* or 500*l.* Now, if you die, and are not in a condition to pay this money, it is lost : but if you Insure your Life, then your friend, that you did borrow it of, will have his money honestly paid him.

Some Assurances are likewise made on the Heads of Men ; as if a man going for the *Streights*, and perhaps is in some fear that he may be taken by *Moors*, or *Turkish Pirates*, and so made a Slave, for the redemption of whom a ransom must be paid—he may (ere he goes on ship-board) go to the *Insurance Office*,² and advance a *Premio* accordingly upon a Policy of Assurance ; and if he be taken into slavery in the voyage, the Assurer, or Assurers, must answer the ransom that is secured to be paid on the Policy.

So soon as you hear for a certain that a loss is happened, you must inquire at the Office for the Insurers, and acquaint them of the loss, and how you came to know it, and desire them to inform themselves of the truth of it, if they please, and are not satisfied with your report. When they are satisfied there is a real loss—there is generally an abatement of 10 per cent. for prompt payment ; for if they are punctual men, and value their reputations, they will presently pay you ; if not, they will shuffle you off, and endeavour to find out flaws, and raise scruples for a larger abatement than ordinary ; and sometimes will keep you a year or two out of your money, and many times never pay ; but generally get, in case of loss, 15 or 20 per cent. abated. I have known 40 per cent. abated upon very small pretensions ; which makes a common proverb about such Insurers—"What is it worth to Insure the Assurers?" Be careful, therefore, to deal with honest men, that value their reputation, when you have anything to be Insured.

¹ Brit. Mus., 531 d. 23, 1693, and 8505 aa. 24, 1700.

² See page 4.

1690 to 1700.

CUTTING'S SCHEME.

About the close of 17th century one Alexander Cutting proposed the following scheme to the House of Commons for *preventing the increase of fires, the burning and stealing of goods, paying the losses and damages by fire to houses, repairing and new-building public buildings, and recompensing the present insurers of houses from fire; all which is humbly conceived may be performed for a tenth part of the charge that is now paid for insuring.*¹

That Trustees, Managers, Clerks, etc., be appointed.

1. That all Houses within the Bills of Mortality which pay to Church and Poor may be registered in their books, not exceeding two-thirds of the true value of each house to be surveyed by surveyors on oath.

2. That there may be about 300 honest men to be disposed of, as the trustees and managers shall think most proper for the service. That they shall give security and take the oath of fidelity.

3. That each of these men shall have a coat and cap to distinguish them, and every one of them two buckets at their houses, which they shall be obliged to bring with them at the time of any fire, and amongst them a sufficient number of hooks, axes, and saws.

Authority to call in Constables to keep the multitude back, and prevent loss. People coming within . . . distance (without leave) to be liable to a penalty.

Churchwardens to cause the Church Bells to be rung backwards to call the Firemen.

4. That it will be of very great benefit to all owners of houses, both by raising the value of their estates and saving many of them from ruin; and also to the Tenant by preventing that common notorious practice of stealing their goods, which sometimes proves the ruin of many of them.

5. That this may be performed at the charge following, viz. all houses valued at 50*l.* or under to pay 1*s.* yearly, and all houses valued at above 50*l.* and under 500*l.* to pay 1*s.* for the first 50*l.*, and after the rate of 9*d.* per cent. per annum for the remainder. All houses valued at above 500*l.* and under 2,000*l.* to pay the rates aforesaid for the first 500*l.*, and after the rate of 6*d.* per cent. per annum for the remainder; and all houses valued at above 2,000*l.* to pay as aforesaid for the first 2,000*l.*, and after the rate of 3*d.* per cent. per annum for all sums exceeding; so that what all small houses pay is inconsiderable, and the charge of the great houses is made easy.

6. That two-thirds of the said charge be paid by the landlord, and one-third by the tenant, to be gathered by the Overseers of the Poor of each parish half-yearly, and by them paid to the trustees and managers.

7. That . . . shall be a stock to pay all losses and damages by fire to the houses.

8. That . . . for maintaining the office, clerks, surveyors, servants and firemen, and for paying for books, clothes, materials to extinguish fires, and recompensing the trustees and managers.

9. The other . . . to be disposed of towards the discharging the contracts of the present insurers, as the trustees and managers shall think fit, and afterwards to go to the stock aforesaid.

¹ Brit. Mus., $\frac{816 \text{ m. } 10}{81}$

10. And at any time when the stock shall amount to above¹. the overplus to go towards the rebuilding of *Whitehall*, or building of *Greenwich Hospital*, or any other public business, as this Honble. House shall think fit.

The blanks in Nos. 3, 7, 8, 9, 10 exist in the original document.

It would seem that the Scheme was intended to embrace a Fire Brigade, and Salvage Corps, and mode of compensating for property destroyed, all to be provided for under one charge, and that it aimed at abolishing Fire Insurance as a business of individual enterprise in favour of a general municipal Scheme.

This was about the last Scheme of the kind proposed to be applied to the Metropolis.

As might be expected nothing came of it.

1696.

HAND IN HAND
Mutual Insurance Office.

The original Title of this Society was Contributors for insuring Houses, Chambers, or rooms from Loss by Fire by Amicable Contribution within the cities of London and Westminster and the liberties thereof, and the places thereunto adjoining.

*The title was soon altered to
Amicable Contributors for Insuring from Loss by Fire.*

then to

Amicable Contributionship

at Tom's Coffee House in St. Martin's Lane, near Charing Cross.

About 1706 the name of *Hand in Hand* seems to have been applied to the Office from its emblem "Two hands clasped, with a crown over them, a symbol of friendship and good faith, and perhaps also intended as an indication of the mutual principle on which the Society was founded," but we do not find that the *Amicable Contributionship* adopted that name till about 1713-14, although 1698 has been named as the date.

The original proposals of the Office, which are to be found in the British Museum, were as follows :¹—

Insurance
from Loss by
Fire
by the Amicable Contributors
at Tom's Coffee House in St. Martin's Lane.

¹ Brit. Mus., 816 m. 10.
87, 88

Whereas the other offices of Insurance from loss by Fire are for the private interest of the particular undertakers, who have made great advantage to themselves exclusive of all others concern'd therein. Now to the end that all persons who are desirous to Insure from Loss by Fire may be accommodated upon more equal and advantageous terms, this office is erected, wherein all persons are equal sharers, in Profits as well as loss,¹ in proportion to their Insurance in the same. And for security the Deed of Settlement for constituting thereof is Enrolled in the High Court of Chancery ; which said Deed of Settlement, for the satisfaction of all Insurers therein, may be seen at the said office.

The whole charge for insuring for 7 years in this office is but 2s. per cent. For though every member pays down 12s. per cent. for seven years Insurance of brick buildings, and double for Timber, yet at the end of the term 10s. is returned out of the 12s. for brick, and double for Timber : and for a lesser term in proportion.

There is to be a yearly Dividend of Profits arising from Interest on Stock.

The rates for both profit and loss are settled and made by the 20 Directors who are annually chose at the General Meeting held in November, and upon just occasion any of them may be displaced : And any member within 8 days after any rate is declared may repair to the Books (which are always open gratis) and except against it and have redress.

The Fund or Stock arises from the money paid in by every insurer, and consequently increases with the number daily, and will soon be greater than in any other office whose funds increase not.

No insurer in this office is oblig'd to pay above 10s. per cent. to any loss, whereas the *Friendly Society* requires 30s. ; the Deposit money in this is but 5s. per cent., whereas they take 11s. 8d. The annual payments in this are but 7s. for every 100l. insured for 7 years, whereas they take 9s. 4d., besides the interest of all the money, and return not any of it again, as the following tables demonstrate :

The <i>Amicable Contributors.</i>	<i>L s. d.</i>	The <i>Friendly Society.</i>	<i>L s. d.</i>
There is to be paid down for insuring 100l. seven years in this office	o 12 o	There is to be paid down for insuring 100l. seven years	i i o
Contribution to losses by fires is more than paid by the yearly dividend or profits	o oo o	Of which the annual payments for seven years are	o 9 4
	o 12 o	Contribution to losses by fires for seven years not less than	o 7 o
There will be returned at the end of the term	o 10 o	Interest for 9s. paid here more than with the <i>Amicable Contributors</i> for seven years comes to, at 6 per cent.	o 3 8
Remains expended in all, but	<i>L</i> o 2 o	Remains expended in all	<i>L</i> i o o

So that 7 years insurance with the *Amicable Contributors* will cost but 2s., and even that may be repaid by the interest of the money ; Whereas in the *Friendly Society* it will cost for the same time 1/. and no interest at all : By which it is demonstration, that to insure in the *Friendly Society* is ten times dearer, than with the *Amicable Contributors*.

¹ The Office states that this liability for Losses does not now exist. " Members are in effect Mutual Insurers but are protected from personal liability by the rule which makes the funds alone liable to demands upon the Society."

The original founders of the Association numbered about 100. The Deed of Settlement is dated 12th November, 1696, and was enrolled in the Court of Chancery 23rd January, 1698. It is given *in extenso* in *Insurance Cyclopaedia*, v. 634, and the following are the titles of its contents.

- 1 to 5. Election of Directors and their powers.
6. General Meetings.
7. Trustees.
8. Indemnity to Directors, etc.
9. Investments.
10. Books and papers of Association.
11. Fire Losses on Mortgage Securities.
12. Loans on Mortgage.
13. Officers to give security.
14. Legal Advisers.
15. Register of paid officials.
16. Office to be taken.
17. Issuing of Policies.
18. Policyholders to be Members.
19. Premiums.
- 20, 21. Contributions of Members—no person to be charged for any one losse above 10s. for each hundred pounds secured on Brick houses, and double the like rate on timber houses.
22. Deposit money.
23. Other Insurance. If existing, Policy to be void.
24. Failure to pay Contributions.
25. Members bound by acts of Directors.
26. Losses.
27. Estimating Damages.
28. Publication of losses and assessments—to be made by affixing the estimates and proportion of payment at the gates of the s^d. cities, and other public places or in the Comon Gazette.
29. Total losses.
30. Incomplete Buildings not Insured.
31. Retiring from Membership.
32. Extinction of Fires.
33. Half-yearly Accounts.
34. Death of Members.
35. Alteration of Deed.
36. Deed binding on Members.

The following paragraph is stated to have appeared in an early set of proposals of the Office, showing that the business had been of a profitable nature.

There is besides a yearly dividend of profits, arising from the Interest of the Stock, which is so considerable (though in the infancy of the office) that it has not only actually reimbursed every member all contributions to fires, from the very beginning of the Office, but has been a large clear gain to abundance of members in whose time no fire hath happened.

Walford in his *Insurance Guide and Handbook* said:—“*Hand in Hand* the first Fire Office which actually transacted any business in this country.”

We can only account for his ignoring

Barbon’s Office.

The Fire Office or *Phœnix*.

The Insurance Department of the Corporation of London.

The *Friendly Society*,

by supposing that when he made such statement his researches had not been very extended.

Griswold is likewise in error when he states:—

“The first regularly organised Fire Insurance Company by private individuals was the *Amicable* for houses and goods in 1696, which became *Hand in Hand* in 1698.”

The offices above mentioned which preceded the *Amicable Contributors* are likewise ignored by Griswold.

The *Hand in Hand* did not enter on the Insurance of Goods until 1805.

On 15th January, 1701, a deed of indenture as to the treasurership of the *Amicable Contributionship*, was executed and duly enrolled. It contained numerous details regarding a certain iron chest—as to where it was to be deposited, who was to keep the keys, who was to unlock the said chest, etc. It appeared that the entire funds of the Contributionship were to be kept in said chest.

In the year 1706 (4th June), there was an addition to the Deed of Settlement, authorizing the Directors to “purchase upon a parliamentary security,” such decision having been arrived at at a meeting on 18th December, 1705.

Further additions were made in 1711, to the following effect,—

General Meeting, 18th May, 1710.

Any member serving the Society in the way of business with any goods or commodities, to be incapable of being or serving as a Director.

16th November, 1710.¹

Any member being a debtor for money borrowed on mortgage, or otherwise, to be incapable of being a Director.

General Meetings to be held in the City of London.

All orders made at one General Meeting to be confirmed at the one next succeeding before being in force.

17th May, 1711; confirmed 14th June, 1711.¹

Persons insuring not to pay for their policies, but only for stamp duty.

One half of the Directors to be chosen of such persons as live within Temple Barrs and Holbourn, and the other half of such as live without the said Barrs.

A General Office to be provided within the freedom of the City of London.

For the *Friendly Society's* comparison between its own Office and the *Hand in Hand*, see p. 63, Brit. Mus., ^{816 m. 10}_{107, 108}.

Hatton in his *New View of London* (1708), when noticing the Insurance Companies, stated as regards the

Amicable Contributors—that Insurances were made as in the project of Mr. Spelman (*Friendly Society*) only here they propose profit to their members of what interest they can make of the sum paid in, but then such members do bear their proportion of all the incident charges of the Office, which those of the *Friendly* do not. This Office have no land security as the other two have—their number is upward of 13,000 (members).

This Office is chiefly carried on and supported by workmen, and those concerned in building, who sign the policy.

The early success of the Office is attributed to the fact recorded in the preceding paragraph.

About this time it is believed that the *Hand in Hand* had an Office at the Crown Coffee House, behind the Royal Exchange. Possibly it was found to work advantageously, and was one reason for their determining to remove their headquarters to the City. It is said to have been given up with Tom's Coffee House, St. Martin's Lane, when on 1st January, 1714, the Society removed to a new Office in Angel Court, Snow Hill, opposite St. Sepulchre's Church, a house once Sir Thomas Davis', Alderman of London. This circumstance led to the formation of the *Westminster Fire Office*.

¹ These meetings were held at Stationers' Hall, near Ludgate, all meetings had previously been held at Tom's Coffee House, St. Martin's Lane.

In *Gazette*, of 12th January, 1714, was contained the following announcement :—

The Directors of the *Amicable Contributorship* for Insuring Houses from Loss by Fire give notice, That pursuant to the Resolutions of the two last General Meetings of the Contributors, all Policies, either new or renewed directed to be made out, and not taken away in three months after are to be cancelled ; and the earnest money on such new Policies is to be sunk, and the charge of the Policies and Stamps of such Renewals is to be deducted out of the deposit mony of every such old Insurer. And all Deposit mony not Demanded in 6 years after the expiration of each respective policy is likewise to be sunk to the benefit of the Contributorship.

Origin and History of Hand in Hand Society, p. 18.

When the *Double Hand in Hand* or *Union* was established, in 1714, for insuring Goods and Merchandizes by Mutual Contribution in the way of the *Hand in Hand* Office for Houses, limiting its operations to the Cities of London and Westminster and within the Bills of Mortality, the two Societies agreed to work together, an arrangement which continued till 1805, as will hereafter appear.

Apparently some persons acted as Directors of both Companies, for the *Hand in Hand* added a clause to their Deed to the following effect, and published it in an abstract of their Deed of Settlement in September, 1722.¹

The Directors of this Office, not being Directors of the *Union* Fire Office for Goods, to determine all appeals about Losses brought before them by the Directors or any sufferers in that Office.

Walford says, “there is a tradition that De Foe was interested in the promotion of the *Amicable Contributorship*. If this be well founded it must have been after 1697, for in his *Essay upon Projects*, published in that year, he does not allude to this Society.

We have seen that in 1708 the office had 13,000 members.

Up to 26th June, 1718 (22 years), the number of houses insured was stated to be 3,666.

And in 1732, according to Maitland, the number of houses insured only amounted to 45,873,

and sum covered was 11,612,000*l.*, which was a reduction on past business owing to the competition of other Companies.

We are of opinion that the number in 1718 is erroneously stated. It is not probable that the number should in ten years have been reduced by about two-thirds. Whereas, if the correct number should be 23,666, or perhaps even 30,666, the number in 1732 can be accepted as more correct than could an increase from 3,666 to 45,873 in fourteen years, the latter being declared to be a decreased number.

In 1739, the Office insured within the Bills of Mortality 42,676 houses for 9,231,400*l.* Maitland was unable to obtain information as to number of houses insured from any Offices but the *Hand in Hand*, and *Westminster*.

The losses of the *Contributionship* during the first thirty-seven years of its existence (1696 to 1733) are stated to have been :—

In District 1.	In and near the City of London	£47,400
" 2.	In the City and Liberty of Westminster .	39,675
" 3.	In Wapping, Ratcliffe, and the parts adjacent	49,706
The south side of London and the Country were classed as follows :		
In District 4.	In Southwark and parts adjacent	12,370
" 5.	In the Country under	2,000
Called £151,000.		£151,151

The limit on one risk had been 800L.

In 1718, but more probably 1716 (see *Union*), the range of operations was extended beyond the Bills of Mortality to Chelsey, Kensington Gravel pits, Paddington, Marybone, Pancras, Hampstead, Highgate, Stoke Newington, and Camberwell.

1719, (i.e. 17¹⁹₂₀) 2 Jan., *Hand in Hand.*

The Directors give notice that this Society does now insure Timber Houses, and Buildings, in all those places to which they have lately extended their Insurances on Brick.

25th Feb. *Hand in Hand* now insure at Edmonton, Enfield, Kingston-on-Thames, at 14 per cent., Brick—double for Timber for 7 years.

This was evidently meant for 14s.

1720, June. *Union* refer to the range being extended to 10 miles from London, though the preceding resolutions accepted by the Union imply that such extension had already taken place.

It must have been at some of these places where the losses, classed as in the Country, occurred.

In 1722, the Society issued "an Abstract of the Settlement of the Amicable Contributionship or Hand in Hand Fire Office for insuring Houses, etc., from loss by Fire"¹ mentioning amongst other things :—

12 Directors to be chosen from West of
Holbourn Bridge and Fleet Bridge.
12 Directors to be chosen from East of
Holbourn Bridge and Fleet Bridge. } one-third to be out for 2 years.

Then the Notice about *Union* Losses above given.

¹ Brit. Mus., 816 m. 10.
66

A demolished house is when from first floor up is burned or fallen in;

And repeating that estimates of damages and rates of contribution were to be affixed to the City gates, and advertised in *Gazette* (see No. 28 of original Deed).

In May, 1731, new proposals were issued.¹

Insurance
from Loss by
Fire,

by the *Amicable Contributors* at their Office in Angel Court,
on Snow Hill, London, is upon the following terms :

Abstract—

The premium was 4*s.* per cent. on brick, and double on timber, for any sum from 1,500*l.* to 2,000*l.* insured, which insurances might be for any term of years not exceeding 7, and for any sum not exceeding three-fourths of the value of the buildings so far as 2,000*l.*, but not higher, upon any one house, without the consent of a general meeting of contributors. All halls, hospitals and other large buildings, consisting of several limbs or parts divided by sufficient party-walls, might be insured in several policies at the above rates.

The surplus stock of the Society invested in public securities, amounted at this date at their *par* value to 51,874*l.* 3*s.* 6*d.*

At the end of every year, or oftener, the rates of contributions to fires and dividends of profits are stated by the directors; which rates are registered in a Table affixed to the office for the information of all the members.

No person insuring is obliged to pay above 10*s.* per cent. contribution for brick, and double for timber, in case so great a loss should happen as to require the same: which, according to the present state of the Office, can hardly be supposed ever to happen.

The affairs of the *Contributionship* are now managed by 24 directors (who give their service gratis), annually chose by balloting at the general meeting held in November, 16 of them out of the directors of the preceding year, and 8 out of the members, in the way of a constant rotation.

The universal approbation and encouragement the Office hath met with from the public sufficiently evidenceth the happy contrivance, faithful management, and stable security thereof: it being apparently preferable by the nature of its constitution to all others of a different foundation, and to any other undertaking which may be formed after this model; having not only overcome the hazardous state of its minority (when the premiums and interest received were insufficient to defray the necessary expenses, and whilst for several years one or two considerable fires might have utterly destroyed it); but having moreover advanced its stock to so great a height as is above mentioned, that the very interest coming in is more than double the constant yearly expenses: and which being under the most frugal and disinterested management, may reasonably be esteem'd a certain security to all its members, and beyond comparison superior to what any other office can pretend to.

The surveyors and clerks are to dispatch all policies that are to be renewed for houses within the Cities of London and Westminster in 7 days; and all new ones within 10 days; and all beyond those cities within 14 days after directions given.

¹ Brit. Mus., *816 m. 10.*
89

The marks are to be put up by the messenger within 7 days after the policies are taken out, or deliver'd with them to persons insuring at a distance.

From the advertisement of 1714, above given, it would seem that new policies were granted for renewals. From the above, we incline to think that renewals were endorsed on the old policies, as was then done by the Royal Exchange and London Corporations.

In 1780 the business was extended to most of the Home Counties, and this limitation of range continued until about 1838, when we believe that the Office began to extend its operations throughout the Country.

In 1805 there was a new Deed of Settlement, by which the *Class of Business* to be undertaken by the Society was extended, so as to include Goods, Merchandise, Stock in trade, Farming stock, implements of Agriculture, in addition to houses and buildings.

The title of the Society was now changed to the Hand in Hand Contributionship, or Society for the Insurance of Houses and Goods from Loss or Damage by Fire.

This terminated the arrangement with the Union Fire Office.

For nearly a century the Society has had its Office in New Bridge Street, Blackfriars.

In 1836, the Office entered upon Life Insurance business, and a new Deed of Settlement was prepared to meet the altered circumstances.

It was therein declared that the present members were the Septennial Insurers of the said Society.

The title of the Company was henceforth to be THE HAND IN HAND FIRE AND LIFE INSURANCE SOCIETY.

In 1876, the Directors resolved to make an annual return of profits on Annual *Fire* policies of five years standing or upwards, at the rate of 20 per cent., such return having previously been restricted to Septennial policies.

Walford, in *Cyclo.*, iii. 538, gives a copy of a *Hand in Hand* Policy, but is of opinion that it is not the form first adopted.

In a marginal note thereto it was stated, "That no Officer or Servant of this Office is to demand from the persons insuring, any money for his own private use."

Walford imagines that this had reference to some practice of charging for fixing up the mark.

In Clause 30 of the original Deed of Settlement it was stated :

That no house, Chamber, or Roome, shall be esteemed a secured or insured house, Chamber, or Roome, till the same be fully finished and tenable, and the *marke of the Contributionship* being the two hands joyned with a crown over them, fixed upon such insured house, Chamber, or Roome.

The *Hand in Hand* Office, in a statement of the Origin and History of the Society, calls attention to a reference in Cowper's poem on "Friendship," published 1782, and quotes the following stanza :

"A Friendship that in frequent fits
Of controversial rage emits
The sparks of disputation,
Like Hand in Hand Insurance plates,
Most unavoidably creates
The thoughts of conflagration."

Southey, in his edition of Cowper's Works (vol. ix., p. 328), gives the stanza as follows :

"Friendship that wantonly admits
A joco-serious play of wits
In brilliant altercation,
Is union such as indicates,
Like Hand in Hand Insurance plates,
Danger of conflagration."

CHAPTER IV.

GENERAL INSURANCE OFFICE.

THE CHARITABLE CORPORATION AT THE LOMBARD HOUSE.

WE have now to deal with two Companies of uncertain date.

The *General* Insurance Office seems to have escaped the researches of Mr. Walford.

The Charitable Corporation, or Lombard House, is dated 1704 by Mr. Walford, but we think we shall be able to prove that that date is erroneous.

GENERAL INSURANCE OFFICE.

Brit. Mus., ^{1890. e}₂₂, 1720.

On reference to the Broadside indicated by the above entry in the British Museum *Catalogue*, we found that the date of 1720 must be an absolute error.

The following is a copy of the document.

Heading: St. George and the Dragon.

The proposals of the GENERAL Insurance Office for Insuring houses from Loss by Fire in all the Cities, Burroughs, Corporations, Market Towns, and other Street Towns in the kingdom of England.

Whereas, a publick and General Insurance Office for insuring houses from loss by fire is, for the common good and benefit of all Inhabitants of Cities, Burroughs, Corporations, Market Towns, and other Street Towns, within the kingdom of England, Dominion of Wales, and Town of Berwick upon Tweed, erected and set up in the New Square in Lincoln's Inn, London, by the Undertakers of the same; they, the said Undertakers, have for the said common benefit deputed and commissioned five Gentlemen under them to fix and set up the said office, and to appoint and authorize such officers as they shall think fit in all or most of the said Cities, Burroughs, Corporations, Market Towns, and other Street Towns, to attend with Books and other needful Instruments signed by one or more of the Commissioners of this General Insurance Office for taking Subscriptions and giving Securities for satisfaction to all persons who shall insure any house from Loss by Fire, or otherwise desire to be concerned therein.

The proposals are as followeth, viz.—

Imprimis. Every person insuring any house or houses of the yearly Rent of 5*l.* is at the time the house or houses is or are insured to deposit 5*s.*, and to pay half-yearly after the Rate of 5 groats per annum as a Rent to the said Office for the term of 12 years, the first half years payment thereof to be made at the time of paying the

Deposit money, and so to continue paying half yearly till the last half year before the expiration of the said term, which several sums come but to 25s. (being One Quarter's Rent in the 12 years), and so to pay proportionally after the same rate for every greater or lesser Rent.

II. If any House or Houses so insured shall happen to be destroyed or lost by fire at any time within the time for which such House or Houses shall be insured, the proprietors shall be paid for every such house or houses so totally destroyed or lost by Fire after the rate of 6*s.* for every 5*s.* per annum Rent which is 12 years purchase (deducting only the remainder of the Annual Rent due to the Office for the said 12 years Insurance). But in case any house or houses shall be only damaged and not burnt down, then for repairing such damages so much money shall be paid as two persons appointed (the one by the Insured and the other by the Insurers, and in default of their not agreeing as one umpire to be chosen by the said two persons) shall adjudge sufficient for that purpose, which being certified by them or him and due notice thereof given to the said General Office shall within 40 days then next after be paid by the Treasurer of the said Office out of the Publick Fund established for such satisfaction without further delay on peril of costs and further damage to which by the Constitution of this Office he is made liable to any person prosecuting the same.

III. That no house is to be insured for less than 12 years or at a greater rent than the Tenant really and truly pays for the same. And if a house be not let to a Tenant and not inhabited then to be insured at the rate it may be let at.

IV. That all and every the person or persons that shall and do insure any house or houses in the said Office, and after such insuring thereof shall neglect to pay the Rent of 4*d.* per pound per annum by half-yearly payments within 40 days next after such Rent is become payable to the said Office, or unto such person or persons who shall be deputed by one or more of the Commissioners or Managers thereof to receive and give receipts for the same. Then such person or persons so neglecting to pay shall from thenceforth be totally excluded of and from all benefit and advantage whatsoever to be had or taken by such Insurance to which they would have been Intituled had they continued to pay the same as aforesaid.

V. And to the end due methods may be kept and observed in the Management and Execution of this Insurance Office to directors of the said Undertakers (whereof 5 to be a Quorum) are to be chosen every year to meet twice in the year (viz.) the first Tuesday in May and the first Tuesday in November, and as often at other times as occasion shall require to adjust the accompts, redress miscarriages or grievances in or to any person or persons, and supervise the whole state of the said Office, and to make Orders, and give Directions such as to any Five of them shall seem fit and convenient.

Note.—This undertaking is founded upon the security of 13 Undertakers who are Gentlemen of known worth and of very considerable estates, having each of them agreed to settle in Trustees' hands as a security to the Insured the sum or value of 5,000*l.* out of their real Estates free from all Incumbrances for raising the sum of 65,000*l.* to remain always in trust as a Fund to answer the misfortunes, Loss, or clamage that may happen by Fire upon Insurances according to these proposals, and besides will always keep the Sum of 10,000*l.* in ready cash in some Banker's hands for present use as further security over and above the said 65,000*l.* in Land, and will be ready to add a further sum to it as occasion in this Undertaking shall require.

All persons therefore who will insure their House or Houses may enter such House or Houses with the respective Rents thereof in the said Book or Books for that purpose kept in each City, Burrough, Corporation, Market Town, and other Street Town, with the persons there employed by the said Commissioners in this General Insurance Office, which persons so employed may be heard of at the House or Houses where his Majesty's Commissioners of Excise meet to receive and collect money for Excise in

each City, Burrough, Corporation, or Market Town, to which places all persons desirous to insure may repair.

Advantages by Insurance.

Every person who insures his estate lying in houses may either mortgage or sell the same for at least 10*l.* per cent more than any estate in houses which is not insured, and the Deposit money of 1*d.* per pound according to the yearly rent of such house or houses insured, and only 4*d.* per pound to the Office yearly, without any advance upon any accident, being so very inconsiderable in comparison of the great advantages accruing thereby, ought to encourage all persons as well for such their own profit as the General Good of others to insure their Estates in houses from the Calamity of fire, which will effectually hinder the solliciting of Briefs, and prevent all frauds and cheats therein,¹ and also answer to the Proprietor eight times the value he pays for insuring ; and what is yet more valuable will encourage not only the rebuilding Old Towns and restoring their lost Staple Trade, but also will found new ones in fit and convenient places in many parts of the Kingdom to the improving of the wast (*sic*) lands thereof encreasing the number of Inhabitants and augmenting the Growth, Strength, and Riches of the nation, and not only the Owners thereof be enriched but also the poor employed, the King's revenues considerably raised, and all manner of Trade promoted and Estates in houses made near as valuable as free land.

The Undertakers are as followeth, viz.—

John Weston,² of Ockham, in the County of *Surrey*, Esq.

George Woodroffe,³ of Poyle, in the County of *Surrey*, Esq.

Martin Rider, of the *Inner Temple, London*, Esq.

Anthony Bowyer,⁴ of *Camberwell*, in the County of *Surrey*, Esq.

John Nichole, of the *Inner Temple, London*, Esq.

John Digby, of *Luffenham*, in the County of *Rutland*, Esq.

George Vernon,⁵ of *Farnham*, in the County of *Surrey*, Esq.

Cumberford Brook, of *Maidley*, in the County of *Salop*, Esq.

William Watson, of *St. Giles' in the Fields*, in the County of *Middlesex*, Esq.

John Doncaster, of *Binfield*, in the County of *Berks*, Esq.

Charles Britiffe,⁶ of *Clay*, in the County of *Norfolk*, Esq.

Lancelot Ordd, of *Wetwood*, in the County of *Northumberland*, Esq.

Richard Holder, of *London*, Merchant.

NOTE.—No subscription money to be paid till 20 days after notice given in the *Gazett* (*sic*) that the Securities aforesaid are actually made over and settled in trust to indemnify all such persons as shall insure any House or Houses in the said General *Insurance* Office according to the proposals aforesaid, and that the Constitution of the said Office is inrolled in one of His Majesty's Courts at Westminster.

No Printer's name.

No date.

The language of this Document, the reference to Insurance by yearly Rent, and the publication of *Undertakers'* names, all point to a date

¹ An Act for preventing abuses in relation to Briefs was passed in 1705.

² Patron of Ockham, 1683. He got an Estate Bill, 9 Anne c. 31 (1711). Probably died about 1712-13.

³ Died, 1713, aged 53. His nephew married the daughter of George Vernon, of Farnham.

⁴ Born, 1633 ; died 1709. (See *Charitable Corporation*, p. 84.)

⁵ Son of Sir George Vernon, died 1735, aged 76.

⁶ Died November, 1703.

coeval with the *Fire Office* and *Friendly Society* rather than with any other company.

We have given in the notes such particulars as we could trace respecting the Undertakers, and considering all things we incline to the opinion that its date was probably between 1680 and 1690.

Had it been 1720, as stated in the *British Museum Catalogue*, the proposals would have been of a different character, and doubtless the Office would then have included the Insurance of Goods.

It will be observed that the *General Insurance* proposed to transact business throughout the kingdom.

Povey and the Company of London Insurers claimed to have been the only Office that ever extended the Insurance of Houses all over England; an assertion they could scarcely have made if the *General* had carried out its scheme.

We must therefore conclude that the conditions in the final note were not complied with, that consequently no subscription money was paid and that the scheme collapsed. .

CHARITABLE CORPORATION.

Walford calls it

The Lombard House

in Duke Street, Westminster.

A scheme of Mutual Insurance grafted upon the
Charitable Corporation.

1704.

The Charitable Society was projected in	.	1699.
It petitioned for a Charter in the year	.	1704
Its Deed Poll is dated	.	1705.

The Charter was granted to Anthony Bowyer,¹ John Chamberlain and others, on behalf of the *Charitable Corporation*, on 22 December, 1706-1707, according to an entry at the Public Record Office, and henceforth the Society was known as the *Charitable Corporation*.

Maitland, in his *History of London*, makes no reference to Fire Insurance having formed part of their business.

The description of the *Corporation* in their Charter was :

"The *Charitable Corporation* for relief of industrious poor by assisting them with small sums upon pledges at legal Interest."

¹ Probably the same person as mentioned as one of the Undertakers of the preceding Scheme.

The *Corporation* had a very large business, and were robbed to a very considerable extent by some of their officials.

Numerous pamphlets of
History of the Corporation.
Case of the Corporation.
*Reports of Commissioners appointed by Parliament to enquire
 into the Condition of the Corporation,*
 etc., etc.,

are to be found in the British Museum, and a few in the Guildhall Library ; their dates generally vary from 1719 to 1753, but with the exception of the few hereafter mentioned, there is no reference to Fire Insurance.

In the Guildhall Library (*Catalogue*, page 545, date 1709) there is a collection of tracts "Lombard House."

1. The new Lombard Houses,
 or

Short account of the *Charitable Corporation*
 Office, part of the Great House in Duke Street,
 formerly the Admiralty Office.

No allusion to Insurance.

2. *Charitable Corporation* for relief of industrious poor, etc.

Agreement for Subscription, and to petition for more Capital.

1709.

3. The only documents, really indicative of the *Corporation* carrying on a Fire Insurance business are the two following :—

From the Lombard House in Duke Street,

Westminster.

Household Goods

and

Trading Stock

insured from

Loss by Fire.



Many industrious families who cannot subsist without borrowing, nor borrow without a pledge, finding the great relief they receive from the *Charitable Corporation*.

And being desirous that their goods, which are the only fund they have to borrow money upon in their distress, may be secured against loss by fire ; and also praying the said *Corporation* to consider of some methods for doing the same.

And many substantial traders and others, being also desirous that their household goods and trading stock may be insured against loss by fire, for their greater satisfaction at all times the said *Charitable Corporation* have considered thereof, and have in

general court agreed upon a method for doing the same ; and have pursuant thereto executed a Deed of Settlement of Insurance drawn by advice of council, and enrolled the same in the High Court of Chancery.

And divers considerable persons, as well as traders, have, to their great satisfaction, already taken out policies of insurance for goods of considerable value, which the said *Corporation* has insured, and are ready to do the like for any others at the rates following :—For insuring the value of 25*l.* in household goods, wares, or merchandizes for seven years, without other or further charge ; 2*s. 6d.* in the whole, returnable with an interest at the end of the term, deducting only for losses ; and after the same rate for any sum above 25*l.*, being 10*s.* for 100*l.*

Note.—It is very probable, they that insure goods in manner aforesaid, will be at no charge at all, but very considerable gainers, tho' losses should happen :

For, *first*, the said insurance money itself is by the said Deed of Settlement made the fund for making good all losses, and will therefore be perpetually increasing, and being to carry an interest will probably from thence be able to repair greater losses than will happen.

For, *secondly*, the said losses cannot be great ; for the said *Corporation* have provided a competent number of watermen, with coats and silver badges of the figures upon this paper, carmen, with carts, and porters, who give security for their fidelity, and are always to attend at fires, to help remove insured goods to any place desired ; and have also warehouses at convenient distances from all parts, to which those that have no other convenience may send them, and have them again when the danger is over, without paying anything.

And therefore, tho' for the satisfaction of all concern'd, there is a covenant to contribute something further than the said two shillings sixpence if necessary, yet it does not seem probable that ever any money will be demanded upon that covenant.

And because most persons are unwilling to have their goods inspected, there is care taken in the said settlement, both to find out the true value of the goods burnt or lost ; and also to detect insuring with ill designs, which being the only ends of such inspection, it may reasonably be concluded needless.

Note.—All persons pledging goods with the said *Corporation* may insure them at the same time ; in which case an allowance will be made for the time they remain with the said *Corporation*.

Note.—Goods in timber-houses pay double.

Attendance at the house in Duke Street.

There is no date to this Document ; but seeing that it is headed with the seal of the *Corporation*, it could not have been earlier than 1707. We have entirely failed, even with the assistance of the Staff at the Public Record Office, in tracing any notice of the Enrolment of the Deed of Settlement referred to, by which we could have established the date when the *Corporation* commenced Fire Insurance business.

The allusion to parties having taken out Policies of Insurance for goods of considerable value, rather implies that the Insurance of Goods was known. (*See Part II.*)

The Second Document referring to Fire Insurance is likewise without date.

It has a copy of the seal of the *Corporation*, and the Salamander, as the preceding paper, and is headed as follows :—

From the Lombard House in Duke Street, Westminster.

Abstract of the Settlement for Insurance of Goods against Loss by Fire, inrolled in the High Court of Chancery by the Charitable Corporation for relief of the Industrious poor, etc.

Art. I.—Any person paying Two Shillings and Six Pence to the Cashier of the said Corporation shall have a receipt for it, and upon delivering the same to the Committee, shall have an order gratis, obliging the Corporation to make good *two third parts of any loss not exceeding 37l. 10s.*, and so in proportion for any greater sum within 7 years.

Note.—The whole money paid for insuring is to be repay'd with an interest at the end of the term, or so much thereof as shall not then have been pay'd for losses (vide Art. IV.)

II.—Committee to sit weekly or oftner for that purpose.

III.—The place where the goods are shall be certify'd under the owner's hand.

IV.—The whole money received for insuring goods shall be paid with interest at 4*l.* per cent. per annum, by the said Corporation, at 7 years end, deducting only what has been paid to make good losses.

V.—Which shall be made good out of the said principal and interest.

VI.—And if the said principal and interest be not sufficient, the Corporation, to make up the deficiency, may demand more, as far as 1*l.* per cent. for all goods insured.

VII.—But the fund of the Corporation shall be no farther liable than for the said money so received, and interest thereof as aforesaid.

VIII.—Sufferers receipt for money paid in manner hereafter mentioned to make Good Losses, shall discharge the Corporation from so much.

IX.—Watermen, with coats and badges, etc., shall at the charge of the Corporation be provided to help remove goods, but shall be paid for their trouble at such fires by the Corporation, who are to be allowed the same out of the money received for insuring.

X.—Such as have no other place, may send their goods to any warehouse of the Corporations, where they shall remain gratis two days.

XI.—As soon as 100*l.* shall be receiv'd for insurances, the insurers shall have a general meeting and choose 7 of their own number trustees.

XII.—Trustee omitting to be present at three successive Courts of Committee met for insuring, shall, unless cause shown for his absence, be removed, and his place supply'd by another member.

XIII.—Trustees present at Committees, witness policies, and Inspect the Reports of Losses, etc.

XIV.—Trustees, or any members, having paid Five Hundred pounds for insuring goods, may direct the Committee to call a general meeting, or on default thereof, order the Secretary to do it.

XV.—Losses not to be admitted till an inventory upon oath of the quantities, qualities and real values be given in;

XVI.—And the sufferer has sworn he was no way guilty of, or accessory to causing the fire, or imbecelling any goods; and that he does not know where any of them are.

XVII.—And has also declared upon oath, whether the house whence the goods were lost, was brick or timber, and on fire, or directly over against the house on fire or within five houses of one of them, and that the goods are not insured in any other office.

XVIII.—Upon notice of any loss, the Secretary of the Corporation shall summon a Court of Committee, where trustees shall be present to receive the said proofs, and adjust the payment of the money; and publish the inventorys, with promise of

reward to the discoverer of any goods said to be burnt or lost ; and also of the occasion of the fire.

XIX.—A general meeting of all who have paid money for insuring shall be held within six days after the said Court of Committee ; and if the report of the Losses, etc., be approved, there shall be ordered one eighth part of the money to be paid immediately to the sufferer ;

XX.—And the rest after 60 days : another general meeting first had, the said proo's again consider'd, and allowances made for all goods then discover'd.

XXI.—Vouchers for payment shall be laid before next general meeting.

XXII.—The money that is claimed by any sufferer accused guilty of the fire, or imbezelling goods, or having insured elsewhere, shall be detain'd till accusation proved. Provided accusations made at one court be proved at the next, otherwise the money shall be paid to the sufferer.

XXIII.—Sufferer guilty as aforesaid, forfeits his money, which shall be divided amongst the other persons insuring goods or suffering.

XXIV.—Provision for goods pledged with the Corporation.

XXV.—No deeds, writings, or manuscripts shall be insured.

XXVI.—No goods to be insured in any house, save within the Bills of Mortality or within one mile thereof.

XXVII.—Goods in timber houses to pay double. All houses to be rated as timber houses, unless one of the party-walls be stone or brick.

XXVIII.—Corporation and Trustees indemnify'd.

XXIX.—All insurers bound hereby.

XXX.—Any further covenant may be added by Insurers, which, when sealed per *Corporation*, and inrolled, shall bind.

Article XVII. clearly points to another Company being in existence, which must have been either Povey's Exchange House, or the Company of London Insurers, otherwise the *Sun*.

In 1706, it was stated that there were only three offices in existence,

Fire Office, alias *Phoenix*.

Friendly Society.

Hand in Hand.

In 1708, Haddon made no special reference to this Office.

Walford says, " discontinued 1709, probably merged in the Company of London Insurers," and again " The Lombard House Fire sometimes, as here, calling itself the *Charitable Corporation*, advertised rates in the *Post Boy* of 13 Sept. 1709."

The following is a copy of the advertisement to which Walford thus slightly alludes.

** Household goods and trading stock, without any inspection, are insured against Loss by fire at the rates following :—for seven years you may insure 25*l.* for 2*s.* 6*d.*, 50*l.* for 5*s.*, 100*l.* for 10*s.* and after the same rate for any greater sum, returnable with an Interest deducting only for what shall be paid for losses by fire. By the *Charitable Corporation* for relief of Industrious poor etc., in Duke Street Westminster, who have 50 watermen with Porters and Carts in readiness to help remove your goods at fires. Attendance is given at the said Office, and at the London Coffee House behind the Royal Exchange from 10 to 12 and from 3 to 6 Sundays and holydays excepted. Note, there are estates agreed to be settled on Trustees to make good the payment of the said money.

Probably this advertisement indicates about what time the Fire Insurance Scheme was commenced.

We think we have shown enough to prove that the proper title was the *Charitable Corporation* having its place of business at the Lombard House.

We feel confident that the Insurance business was not transferred to the Company of London Insurers.

Povey, and the Company of London Insurers, being so entirely silent respecting the *Charitable Corporation's* Insurance project, induces us to hazard the conjecture that if it ever (as it alleged) actually commenced business it soon proved an abortive Scheme.

There is no trace of the Insurance Branch of the *Charitable Corporation* subsequent to 1709, but we may call attention to the following notices.

- 1719. Brit. Mus., ^{515 k 21}₂₁, Mons pietatis Londinensis. The place of business was called Lombard House.
- 1730. Brit. Mus., ^{8223 c 9}₁, Interest is to be paid after the rate of 5 per cent. per annum, and a further sum of 5 per cent. as a consideration for the charges, *Insurance*, etc.
- 1730. Brit. Mus., ^{1951 c}₅, and Guildhall Library. From New Lombard House, Dukes St., Westminster. All possible care is taken to secure the houses from all accidents by fire—*This document has the representation of the seal only.*
- 1731. Brit. Mus., ^{356 m 2}₈₄, Corporation was neglected till 1724. Interest paid at the rate of 5 per cent. and a further sum of 5 per cent. as consideration for charges, *Insurance*, etc., which is the whole paid. When they considered what charges they are at, for Warehouse, Servants, etc., and *what hazard they run by fire* and otherwise, etc.
- 1732. Brit. Mus., 8223 b. The rate of 5 per cent. includes *Insurance*, and is not extravagant.

The system of Insurance seems to have merged into the principle of including Fire Insurance with other items, and charging a percentage to cover all.

Povey claimed to have been the originator of the system of Fire Insurance on Goods, and probably he was. He began in 170 $\frac{1}{2}$, the *Charitable Corporation* we have supposed began in 1709.

That it was not a formidable competitor is pretty evident; and probably transacting only a small business, it speedily ceased to operate as an Insurance Company.

Povey in his *Secret History of Sun Fire Office* (1733), says:—

I am certain that amongst the Managers of the *Charitable Corporation* there were some that were not confederates in the dark plots, nor ever received to their knowledge any part or share of the rich plunder secretly taken from the young, the aged, the widows, and from destitute orphans.

We have said that Haddon, in 1708, made no reference to this Office; neither did he to Povey's Exchange House Fire Office.

In his *View of London*,¹ 1708, he stated that Insurance Offices were of various sorts where persons are secured from Loss from Fire, Water, or death of Friends, etc.

Those that I shall mention (he said) are 9.

1. Fire Office, *Phoenix*.
2. *Friendly Society*.
3. *Amicable Hand in Hand*.
4. Offices that insure Ships.
5. Office for Lives.
6. Society of Assurance for Widows and Orphans.
7. *Amicable Society—Lives*.
8. Povey's Proprietors of Traders Exchange House—Lives.
9. *Union Society*, a similar scheme to the preceding.

From his expression, "those that I shall mention are 9," it may be inferred that there were some others, not necessarily Fire Offices, with only a small extent of business.

Having mentioned Povey's Life Office he doubtless would have named his Fire Office, if it had had any existence, which we think was not the case at the time when Hatton wrote his book.

Had the *Charitable Corporation* been in existence the peculiarity of its insuring Goods would have been sufficient to attract attention, and therefore we are of opinion that it had not then started.

Having stated every particular which we could trace respecting the *Charitable Corporation* Fire Insurance Scheme, we may conclude with an Extract from the case of the Members of the *Sun Fire Office*, 1712. See *British Mercury*.

"Thirdly, that there is no other Office of Insurance of Houses and Goods from Loss by Fire, except that of the *Sun Fire Office*."

¹ Brit. Mus., 2065 a.

CHAPTER V.

1706 to 1710.

In this period we have

POVEY'S EXCHANGE HOUSE FIRE OFFICE FOR TOWN.

POVEY'S EXCHANGE HOUSE FIRE OFFICES FOR THE COUNTRY.

COMPANY OF LONDON INSURERS.

SUN FIRE OFFICE.

THE history of these Offices is reserved for Part II.

IRISH PEERS' INSURANCE.

1707. Walford says, in his *History of Fire Insurance, Cyclo.*, iii. 466 :—

It is stated in the *Post* of 24 Aug. this year, that it was the practice of the Irish Peers “to insure their robes”; but where or how this was managed does not appear.

We have failed to trace the notice referred to, but we feel confident that it could only relate to the Insurance of the Robes whilst in transit by sea between Ireland and England.

CHAPTER VI.

1711-1718.

OSMAND'S PROPOSAL FOR A NATIONAL INSURANCE OFFICE.—
SCHEME FROM BOURNE'S COFFEE HOUSE.—FEAKE'S SCHEME.
—UNION, OR DOUBLE HAND IN HAND.—WESTMINSTER.—
BRISTOL CROWN.

1711.

OSMAND'S PROPOSAL FOR A NATIONAL INSURANCE OFFICE.

THE writer is indebted to his friend Mr. Baumer, of the *Sun* Fire Office, for a copy of this Scheme. He has not met with a trace of it anywhere.

A PROPOSAL

To the Honourable the House of Commons, for raising great Sums of Money all over *Great Britain*, for the use of the Government, to the Benefit and Security of all those, that are any ways concerned.

WHEREAS there are four, or more Insurance Offices set up by private Society of Men, for Insuring Houses and publick Buildings, Household Goods, and Stocks from Fire, and that great numbers of Houses, and publick Buildings are Insured, within the Citys of *London* and *Westminster*, and Borough of *Southwark*, and places adjacent; and great profit hath been made by the said Societies, and great Numbers of Houses that are not Insured, may be Insured, which will increase their profit.

THE *Friendly Society* is loopt upon as the best Insurance-Office, Insures one Hundred Pounds for seven Years, for twenty Shillings on Brick Houses; and Forty Shillings for Timber-Houses, for the same Sum and Time; as may appear by the Proposals, and nothing but a general conflagration of these Citys as aforesaid, can disable them from Paying the Policy, which are for seven years.

WHEREFORE, in Consideration of the great Advantage that will arise to the Government. It is humbly offered to the consideration and Wisdom of the Honourable the House of Commons, that a General Insurance-Office be set up, and appointed by Act of Parliament: For Insuring all Houses and publick Buildings, from Fire in *Great Britan*, that are not Insured; (*viz.* All Noblemen's and Gentlemen's Seats, and all Houses in the Citys, Market Towns, Boroughs, Villages, Farm-Houses and out Houses and publick Buildings, as Churches, Chappels, Colleges, Halls, Schools, and Market Houses; and that all and every the Proprietors, be obliged to Insure their Houses

and publick Buildings, by a limitted time. All Houses according to the Yearly Rent, (*w.z.*) for every Brick House of ten Pounds a year, fifty Pounds be Insured on it, for seven Years ; for ten Shillings, if a Timber House of the same Rent, twenty Shillings, for the same Sum and Term ; and so proportionably for greater or lesser years Rents : And that a Sum upon all Publick Buildings may be insured, not exceeding half the Sum that will Rebuild them, if they are Burnt Down.

IT is further proposed, that a Stop be put to all further Insurances by the said private Societies, that when the Term in the Policies expires, (provided they are not above seven years) all Houses, publick Buildings and single Appartments, may be Insured by the National Insurance Office. This will only hinder the future profit and advantage, the private Societies might expect, should they be continued ; they have had considerable advantage by them, as may appear by their Proposals : And when their Policies are expired, then their Settlements and agreements will be Void.

THAT the publick good of the Nation ought at all times, (especially this under an expensive War) to be prefered, before the private Interest of all Societies.

THAT the Magistrates of all Citys, Market Towns, Boroughs and Villages, may be obliged to provide Engins, and all Materials to extinguish Fire, and for pulling down Houses, for preventing Fire : And that they may appoint a certain Number of able Men, for the purpose, and that they be protected from Pressing in time of War ; and that they may have some Incouragement in time of Peace, as may conduce to the publick Safety.

THAT all Houses and Buildings that shall be Burnt down, (except Cottages) may be Rebuilt with Brick or Stone ; according to the Appointment of a late Act of Parliament, for Building Houses to prevent Fire.

THAT there be a sufficient Sum of Money arising, by the National Insurance set a-part, and reserved ; to answer all Casualties, and Damnage by Fire, in a reasonable time after the Damnage sustain'd, as may be to the satisfaction of the Proprietors of the said Houses, that they may not be Delaied in Building their Houses, and making good the Damnage done by Fire : Or that some substantial Fund may be provided, to answer all Casualties.

THAT the Proprietors being obliged, to Insure their Houses and Buildings, as aforesaid ; can not be look'd upon as a hard Imposition ; since many Thousands, have by their own Voluntary choice Insured their Houses, for preventing the great loss they might otherwise sustain by Fire ; and thereby their Houses have been a years purchase more in the Value.

IT may be computed there are Fifteen Thousand Parishes in *Great Britain*, and if there be allowed to be one hundred and fifty Houses, in each Parish, one with the other amounts to two Millions two hundred and sixty five thousand Houses ; besides publick Buildings, and if but one hundred pound be Insured for seven years upon every house, one with the other, for twenty Shillings ; it will raise two Millions two hundred and sixty five thousand Pounds, for the use of the Government.

IF one tenth part of the said two Millions two hundred and sixty five thousand Pounds, be set a-part, and reserved, to answer all Casualties and Damnage by Fire ; it may in all probability be sufficient to answer the same, according to the Insurance. It may be considered what advantage the private Society have made, and may make, if continued by setting up Offices of Insurances in other Citys, and great Towns, to the hindring the Government of the Advantage aforesaid.

THAT there be a person in every City, in every County, or Shire of *Great Britain*, to deliver the Policies, and keep the Entries, and to return the Money to the General National Insurance Office.

THIS being settled, there will not be occasion for so many Charity briefs, for Collecting Money for so many Losses by Fire, as has frequently happened.

Proposed by Mr. George Osmand, and Printed Anno Dom. 1711.

1711.

Walford writes :—

On 2 May, this year, a remarkable Scheme of Fire, Life, and Marine Insurance was issued from Bourne's Coffee House, Finch Lane, Cornhill. The portion relating to the Fire Insurance was as follows :—

Annual proposals to shopkeepers and tradesmen, etc., for a provision on loss by fire and for relief of decayed tradesmen, etc.; wherein every contributor by paying 6s. annually becomes entitled to receive the value of 100*l.* loss sustained by fire; and if no loss by fire happen, then such contributor being, by decay of trade, or other misfortune brought to penury and want, to be relieved out of the Joint Stock of this Society.

And he adds, this was perhaps the earliest attempt at combined Insurance and philanthropy on record. We almost trace the hand of the famed Charles Povey in this project.

Walford could not have known of the Covenant Povey entered into in 1709-10 not to set up another Fire Office in Great Britain or Ireland, a Covenant to which we believe he strictly adhered.

Had he attempted such a scheme as the above the Acting Members of the *Sun* would doubtless have taken care that he relinquished his pension.

The above mentioned Scheme apparently came to nought.

1712.

FEAKE'S SCHEME.

In July of this year, a proposal was made to the Company of London Insurers by an unknown hand.

The Projector (*i.e.* Povey) was ordered to attend the Committee on the following Wednesday.

We get no insight into this Scheme until February, 17¹/₃, when

The Committee setting with the person who proposes the *Setting Offices of Insurance from Fire in all Great Towns in England*, after hearing his proposals, ordered that a General Court should be summoned on extraordinary business, relating to carrying on our Insurance into the Country.

17¹/₃, 4 March. The Gentleman's proposals read,—

Resolved, as many members as think fit attend him at the Rummer Taverne, Covent Garden, and receive his further proposals and agree with him in case the Company do not oblige themselves or Estates further than by Cash in Office.

6 March.

Resolved to call a General Meeting for examining the proposals delivered by Mr. Feake to the Treasurer.

NOTA.—But one part of the proposal delivered, he having reserved the Articles between the Company and himself.

11 March.

Resolved, upon a debate, to give Mr. Feake this answer,—That the Company have considered his proposals, thank him for his trouble, but are resolved at present to carry on their Country Insurance in the same method as they do that of the Town, according to their printed proposals.

The foregoing is the extent of our information, and we hear no more of the matter.

FREEK'S ANNUITIES.—Walsford says (*Cyclo.*, iv. 370) that this was the title of one of the projects of the South Sea period, 1710–1720, of which no trace now remains beyond the title.

Could FEAKE and FREEK have been the same person? They were not always very particular as to the correct spelling of names in those days.

1714.

UNION FIRE OFFICE.

The reign of Queen Anne produced several Schemes for Fire Insurance, showing how the system was taking hold of men's minds. The last which appeared was the subject of the present notice.

To the courtesy of Mr. Darrell, the present Secretary of the Society, we are indebted for a copy of a notice of the Office which appeared in the *European Magazine*, 1819, vol. 76, p. 485, which closed with the following paragraph:—"The above succinct account of the early years of the Union was prepared for this Miscellany by the hand of a highly esteemed friend to the Institution suddenly arrested by death."

Some of our facts are obtained from this source; some have been kindly supplied by Mr. Darrell, and we succeeded in tracing in the British Museum a copy of the original Deed of Settlement of the Office, printed in 1722, with copies of sundry Resolutions having reference to different points in the Deed.¹

We give the preamble *in extenso*, but we have only made abstracts of the Articles. The Resolutions will appear in their proper date order.

In 1714 a number of respectable Merchants and Traders of the Metropolis formed themselves into a Society for Mutual Security from Loss sustained from Fire. They limited themselves to indemnification for Goods, Wares and Merchandise.

In the first instance they took the name of **The Union or Double Hand in Hand Fire Office**, for insuring goods and merchandizes by mutual contribution in the way of the *Hand in Hand* for Houses.

¹ Brit. Mus., 8223, c. 30.

They adopted as their emblem two pair of joined hands crossed, denoting Union.

The Office soon proceeded to arrange for a Guarantee Fund, as appears by the following advertisement in the *Daily Courant* of 19 January, 17¹/₂.

Whereas, several citizens have agreed to join in a Society (called the *Union* Fire Office) for insuring of goods and merchandizes from loss by fire, in the way and upon the like terms with the *Hand in Hand* Fire Office, which is purely calculated for the publick good, and not for the private advantage of any particular persons : Notice is hereby given, that considerably more than the sum at first proposed being already subscribed, this Society will be speedily formed, in order to the delivering out of policies, etc., and that in the mean time further subscriptions are taken only at the following coffee houses, viz : Tarrant's, within Aldgate ; Amsterdam, behind the Exchange ; Sam's, in Ludgate Street ; and the *Hand in Hand* Fire Office, in Snow Hill.

They thus speedily began publicly to drop, though not yet entirely to disuse the title of *Double Hand in Hand*.

The first Annual General Meeting of the Union Society was at Stationers' Hall, in February, 17¹/₂, to agree to a Deed of Settlement, after 200,000/. had been subscribed by the members, but the usual place of public meeting was Blacksmiths' Hall. Mr. Wildman, a very active director and one of the founders of the Society, was, it is presumed, Clerk to the Blacksmiths' Company, as he accommodated them with the use of the Hall and other Conveniences. The Clerk of the Office was ordered to provide Tea, Coffee, Fire and Candles for the Directors at their meetings at Blacksmiths' Hall, and to keep an account of the charge, and to be reimbursed for the same. The place of transacting business was the Amsterdam Coffee House in Threadneedle Street, where a room was retained for their use at an annual rent for many years after a permanent Office was occupied by the Chief Clerk and his assistants.

The Deed of Co-partnership or Settlement was dated 16 February, 17¹/₂, and was enrolled on 3 July, 1715.

The Deed of Settlement of the *Union* Society for Insuring of Goods and Merchandizes from Loss by Fire, dated February 16, 17¹/₂.

To all to whom these presents shall come, we whose names are hereunto subscribed and seals affixed do severally send greeting. Whereas the Insurance of Houses from Loss by Fire of late years practised, hath proved greatly useful and advantageous to the publick ; and the methods and proceedings of the *Amicable Contributors* or *Hand in Hand* Fire Office herein, being founded upon an equal foot of profit and Loss, hath particularly met with a general acceptation ; and it is obvious that not only ourselves, but the Traders and Inhabitants of the cities of London and Westminster, and parts adjacent in general are very desirous of insuring their Goods as well as Houses from Loss by Fire ; and in the view and consideration thereof, we apprehend That the like methods with those of the *Hand in Hand* Fire Office, put in practice for the Insurance of Goods manifestly tending to the equal and common advantage of all that shall so insure will be no less acceptable and serviceable to the publick. Now know ye, and

we the said subscribers hereunto, as well for our own Mutual Security as for the common security and advantage of our Fellow Citizens and neighbours, and for the promoting of so great and publick a good as the Insurance of Goods, Wares and Merchandizes from Loss by Fire upon the most equal and disinterested terms, and apart from all views of private or separate Gain or Interest, have of our own motion, offered each to the other and, with our full consent, unanimously resolved and agreed, in a General Meeting or Assembly, voluntarily met together and by these presents do spontaneously and fully consent and agree for ourselves severally and respectively and for our several and respective Executors Administrators and Assigns to form and settle a voluntary Office Society or Mutual Contributionship by the name or style of the UNION SOCIETY for the Insurance of Goods and Merchandizes from Loss by Fire within the cities of London and Westminster and Bills of Mortality in a method resembling that of the *Hand in Hand* Fire Office before mentioned for Insuring of houses from Loss by Fire, and to be and continue Contributors unto and equal sharers in the Losses as well as the gains and advantages arising, accruing and happening in and by the same, upon the terms and according to the articles, powers, clauses, orders, rules and agreements, and subject to the provisoies and Conditions herein after in this behalf mentioned expressed and declared—That is to say :—

- 1. All Insurances subject to this Settlement.**
- 2. 24 Directors to be appointed.** Those chosen now, and in future, debarred from receiving stipend, salary, gratuity, allowance or benefit, profit or advantage other than as Members, except with consent, order, direction or agreement of General Meetings.
- 3. Who may insure.** All Merchants, Traders, Housekeepers and fixed Inhabitants within the Bills of Mortality, except such as the Directors for just causes and the greater safety of the Society shall upon any doubt or Question see meet to exclude, to be decided by Ballot.
- 4. What may be insured.** Merchandizes, moveable goods, Wares, utensils and Implements in trade, Household goods, Furniture and such like, except Ready-money, Jewels, Glass and China Ware, Plate, Pictures not in trade, books of account, Tallies, Bills, Notes, and other Writings.
- 5. Term of years.** Seven years or lesser at option of Insured.
- 6. How much may be insured.** Any sum answerable to the value of the Stock Goods and Effects not exceeding 1,000/. in one house, Wharf, Yard, Warehouse, Vault, Cellar, or other like Building or place.
Loss paid in 60 days provided Fire not by Procurement Act means or wilful default of person insured, in which case no claim or Satisfaction.
- 7. Charge of Insurance.** 100/. and proportionably greater or lesser, 2s. Premium
10s. Deposit
Parliamentary Stamp Duties,
and over and besides—Policy Charge and mark, 3s.
Policies to be under the hand and seal of three Trustees.
Seven days after issue of Policy a mark, double Hand-in-Hand, emblematical of Union, to be affixed on house, etc., where the insured goods are, more publickly to notify such Insurance.
- Commencement of Insurance.** Every Insurance to be good and valid from the time the charges paid and the person insured has executed the Deed of Settlement or some other Instrument obliging to the observance and performance of the Articles.

- Policies as they expire to be delivered up to be cancelled, and Deposit to be returned or accounted for.
 Society's agents have power to take down and carry away marks.
- 9. Deposit money when to be returned.** At the expiration of the Policy, with proportionate Dividend of Profits made out of Premium and Deposit, deducting Share of Losses and Charges. Deposit to be claimed within two years after expiration of Policy—in default of claim it goes to the Society.
- 10. Losses and Charges.** All pay share, and sign agreement to do so. No one to pay beyond the Deposit more than 10s. per cent. on Sum insured for Loss by any single fire.
 If it exceeds 10s. per cent., every member may continue in the Society or not, as he likes.
 If he will quit, and declares his determination to the Directors, remits Deposit and pay 10s. per cent. for his share of all Losses and charges to that time by any single fire, and surrenders his policy, he will be discharged.
- 11. Earnest money.** On application for Insurance, before Survey person to pay 10s. per policy Earnest money towards Stamps, etc., which shall be taken as part of the charges of Insurance.
 Policy to be taken up in three months; if not taken up, Policy will be cancelled and the Earnest money forfeited.
 If Directors do not agree to make the Insurance asked for, the Earnest money will be returned.
 Old Policies not taken up for renewal, at three months to be cancelled. Policy and Stamps for renewal deducted out of Deposit money.
- 12. Removal, Transfer of Policy, or Death of Insured.** Notice to be given within 30 days, and mark to be taken off House. Notice on Policies to be signed by two Directors. Insured to pay 6d. per cent. for Endorsement.
- 13. Insurance in this and another Office.** If so, after Midsummer, 1715, Policy to be absolutely void.
- 14. Claims for Losses.** Notice to Directors or their Clerk.
 Directors or Officers to view and attest value.
 Sufferer to make oath.
 Certificate of Minister, Churchwardens, Constables and Head-Boroughs of Parish, or a competent number of most substantial neighbouring Inhabitants or any other way the Directors or their Council may determine.
 Fraud or Perjury to void Claim.
 It will sometimes happen that Questions, Disputes, Difficulties and Controversies will arise. Most reasonable to submit same to some Society or Body of fit and indifferent men who may have or be presumed to have perpetual succession: and forasmuch as the Directors of the Amicable Contributionship or Hand in Hand Fire Office are yearly made up and constituted of able citizens and other persons who may be justly supposed to be not only indifferent and disinterested persons, but well skilled in all matters of this nature, and who by their generous acting in said Directorship without fee or reward may well be presumed to be proper judges, it is expressly provided that all questions, etc., shall be referred to the Directors of the
- What to be done in case of dispute.**

	<i>Hand in Hand</i> Fire Office or the major part of them who were not Directors of the Union.
	If after award the Union not pay in 60 days the Directors to go to the <i>Hand in Hand</i> , lay the case before them and explain delay.
	Decisions of <i>Hand in Hand</i> final.
15. <i>Directors on alarm of Fire.</i>	To repair to Office or other convenient place to consult and determine on the methods most conducive to the security of the Office and service of the Public.
16. <i>Rate of Contributions.</i>	After Loss, set up rate in Office, and publish it in Gazette and Newspapers. Losses of 50 <i>l.</i> and upwards the Directors to settle at two weekly meetings. If five members insuring 5,000 <i>l.</i> feel aggrieved, then in 14 days to state their complaint. When Rate exceeds Deposit all pay in proportionate part of Share within 30 days. In default excluded from benefit of Insurance.
17. <i>First Directors.</i>	Names and addresses given. Edmund Overall, of Ludgate Street was one. ¹ To take house, appoint Councillor, Attorney, Solicitor, Clerks, Accountants, Book-keepers, Surveyor, Messenger, etc., and fix Salaries. To purchase, make, and provide one or more Iron Chests wherein to lodge and secure the Moneys, Securities, and Effects of the Society, with a Dome or other Building for placing and well securing the same and also the Books of the Society, which Chest or Chests and Dome shall be set, erected, and fixed where the Directors think most safe and convenient.
18. <i>Future Directors.</i>	To have full powers of previous Directors.
19. <i>General Meetings.</i>	Two in year, September and March. Oftener if thought fit, or 20 members insuring 20,000 <i>l.</i> require one. All Members have a right to be present. <i>When to meet.</i> First Wednesday of month or 21 days after. <i>Of what number consist.</i> 48 to be present. <i>Their powers declared.</i>
<i>Directors, how to be chosen.</i>	At September General Meeting, Directors to be elected by Ballot. Eight to go out each year 1715, 1716, 1717. Each year elect 16 of old Directors and eight new ones.
<i>Scrutineers.</i>	To be appointed—Duties defined.
20. <i>General State of Office.</i>	State and Accounts to be reported in September and March. In March declare Dividend.
21. <i>Treasurer and two Assistants.</i>	To be chosen annually at Michaelmas. To have charge of chest. 3 Keys.
22. <i>Six Trustees.</i>	To be chosen in September.
23. <i>Auditors of Accounts.</i>	To be chosen monthly from Board. Not less than Five.

¹ See 1720, *Bubble Speculations*.

24. *Directors to be indemnified.* By Society for giving out Policies.
The Stock Securities and Effects to be first applied to their indemnification.
25. *Stated time of Meeting.* Directors to meet as often as they see fit. At least weekly.
26. *Office money improved.* May lend, advance, lay out on Mortgage, purchase of houses, Parliamentary or other securities, etc., as thought fit, on resolution of Directors at two weekly Meetings, and titles approved by Council.
27. *Directors not acting, others to be chose.* If any die, or refuse to act, and for two months neglect the affairs of the Society others to be chosen—choice to be confirmed at a Second Meeting. Those chosen to take the rotation of those whom they superseded.
28. *Porters for removal of goods.* Directors to appoint such number of men and carrs for assisting at fires and the safe and speedy removal of goods as necessary and convenient.
To allow Clothes, Wages or pay and Badges.
To Carrs and Carmen pay or reward as deem fit.
Take security.
29. *Books of Office, etc. to be viewed.* All Members at liberty to view and inspect Deed of Settlement and all subsequent Orders of General Meetings and proceedings of Directors. Also Books of Accounts with Rates of Dividends and Contributions, together with the Tables or Accounts of all the Salaries, Wages, Rents, Taxes and Duties paid out by the Society for the better and fuller information and satisfaction of every Member willing or desirous to be informed or satisfied therein.
30. *By Laws.* Power to make further Rules, Orders and By Laws. Mode of proceeding in connection therewith.
31. *Houses not insured by this Office.* For maintaining of a good agreement with the *Amicable Contributors* or *Hand in Hand* Fire Office whose happy contrivance and foundation is in this present undertaking adhered to and imitated, and from which we the Subscribers hereby promise ourselves much success and advantage in conjunction with the publick, and for the avoiding and preventing all the Inconveniences which may any wise happen or arise by the mixture of different kinds of Insurances, we the same Subscribers and every of us with one unanimous voice and consent have resolved and hereby resolve and declare that this Society will not nor ever shall take in or intermeddle with the Insurance of any Houses, Buildings, Chambers or Rooms whatever, but only with the Merchandizes, Wares, Goods, or other like effects which may be in or belonging to such Houses, Buildings, Chambers, or Rooms. Which it is hoped will be so far from prejudicing in the least the said *Amicable Contributors*, that the same will prove and be an additional security to them, and tend much to the perpetuating of their Amity and Success, Concord and Prosperity.

Dated 16 February, in first year of reign of George I. and Year of our Lord and Saviour Jesus Christ, 1714.

Doubtless Article 31 was only carrying out some verbal understanding which had already been arrived at between the two Offices, one of the effects of which was (as already stated, p. 76) that some persons acted as Directors of both Societies, and the Directors of the *Hand in Hand* acted as referees in cases of differences between the *Union* and their Insured in the settlement of claims.

Such joint action continued until the year 1805 when the *Hand in Hand* began to insure Goods and the *Union* to insure Buildings.

We have not seen any copy of the first proposals of the Office, but we may gather from the Articles in the Deed of Settlement what were the principal features thereof.

The proposals given by Walford¹ cannot be accepted as the first published by the Office (though perhaps they varied but little therefrom), inasmuch as they say that constant attendance is now given at the Office in Gutter Lane, an office of which the Society did not take possession until 1716.

In that year the Society hired a house in Gutter Lane, lately occupied by Sir Edward Clarke, late Knight and Alderman, at a rent of 44*l.* per annum, and to this, according to the custom of those days, a sign was fixed in front with the Company's emblem painted thereon.

Povey accuses the *Union*, *Royal Exchange*, and *London Assurance* of having stolen their schemes for insuring goods and merchandizes from his invention, but he nowhere brings such a charge against the Charitable Corporation.

In June, 1716, after entering on their new office in Gutter Lane, the *Union* published a Broadside,² from which we extract the following.

Union or Double Hand in Hand Fire Office for insuring Goods and merchandizes by mutual contribution in the way of the Hand in Hand Office for houses.

This office is for the mutual and equal advantage of all that enter into it, the directors themselves being barr'd from the least profit but in common with every other person insuring : whereas in the *Sun* Office, the few proprietors take to themselves ten shillings per annum per policy, let the sum insured be more or less, and return none except in case of loss, and even then are oblig'd to repay but 4*s.* out of the ten (out of which they also deduct 3 per cent.), let any loss ever so much exceed it : whilst their mixt and very remote insurances, both of houses and goods, necessarily expose them to the greatest hazards.

And as the *Union* Office hath been erected purely for a common good, so it hath been answerably approv'd of by the publick ; insomuch that though it be of little more than one year's standing, such considerable numbers have insur'd, and such has been the good management thereof, that the porters' clothes and badges, who are

¹ *Ins. Cyclo.*, iii. 469.

² Brit. Mus., *816 m. 10.*

employ'd in the removal of goods at fires, and all losses and incident charges, have been borne out of the premiums and interest of the deposit-mony, and an overplus of profits made : so that even in its infancy it is capable of answering any loss which may probably happen ; and if Providence preserves from extraordinary fires, not only of returning each insurer's deposit-mony, but a dividend of profits therewith.

We would now direct attention to the Additional Orders, Resolutions and Agreements annexed to the Deed of Settlement.

At two several General Meetings 26 September, 1716, and 17 October following, Resolved—That the limits of the Society's Insurance be enlarged.

That this Society's Bounds of Insurance be enlarged equal with that of the *Amicable Contributionship or Hand in Hand Fire Office*.

No Barns, Ricks or Stacks, either of Corn, Hay or Straw be insured by this Society.

27 March and 25 September, 1717.

In any Claim if fraud or clandestine practices suspected the Directors may cause the Policy to be cancelled, and exclude the party from the Society.

Such persons incapable of again being members.

To prevent delay in the despatch of Office Affairs all Orders made at one General Meeting to be confirmed by next, though the quorum of the Deed not present.

25 September, 1717 and 24 September, 1718.

Goods, etc., not in places inclosed by walls of brick or stone to be charged 18s. per cent. Premium and Deposit.

1 and 22 March, 1719.

Any Director refusing to act in the station the Directors place him in, to be discharged.

If any Director concerned in Contrivance or Management of another Undertaking contrary to the Interests of the Society, he commits a Breach of Trust and shall be discharged.

Limits of Insurance extended as far as those of *Hand in Hand* on like additional charge.

2s. per cent. Premium Brick.

3s. " " Timber.

9 and 28 June, 1720.

Limits extended equal with last extended limits of *Hand in Hand* Fire Office to be at an equal distance from London around the same (*this was about 10 miles distance from London*), on and according to the

several Rates and Rules settled or to be settled, yet all Extensions as to Situation and kind of Risk to be at the discretion of the Board.

28 June, 1720, and 13 July following.

Present Rates for London	Premium 2s.	Deposit 10s. per cent.	Brick.
and first Limits.	" 3s.	" 15s.	" Timber.
Extensions and Country	" 4s.	" 10s.	" Brick.
	" 6s.	" 15s.	" Timber.

For the greater equality among Members, all immovable and unportable Goods and Merchandizes, and all others of nature or kind very hazardous, or as Directors shall adjudge, to be rated as follows :

London and	Premium 3s.	Deposit 15s. per cent.	Brick hazardous.
first Limits	" 4s.	" 20s.	" Timber "
Extensions and	" 6s.	" 15s.	" Brick "
Country .	" 8s.	" 20s.	" Timber "

China, Glass, and Earthenware in Trade insure as last.

Goods not most hazardous but in hazardous situation or partially hazardous $\frac{1}{4} - \frac{1}{2} - \frac{3}{4}$ of advanced Rates as Directors see fit.

It is said that the Union was the first to introduce the distinction of "Hazardous" and "Double Hazardous" Risks.

28 June and 13 July, 1720.

Any loss where strong suspicion of fraud, but no immediate Demand for Loss, Policy void and expel Member.

9 and 23 May, 1722.

Enlarge Insurances ; whole sum by one Policy not exceed 1,500*l.* All Insurances exceeding 1,000*l.* shall in future, for whole sum insured, pay double premium of present Insurance. If any desire to enlarge Insurance over 1,000*l.*, an account to be made with the Member, the old Policy cancelled and a new one granted for full sum.

We may here mention that under date May 4, 1785 (reprinted 1800), the *Union* published an Abstract of their Deed of Settlement, with a note intimating that "it is necessary for every Insurer to read this Abstract as soon as possible." It would therefore seem that a Copy was given with each policy.

Article 3. Applied to England and Wales, except Special Cases, but in cases where the Insurance shall exceed the distance of 20 miles from the Standard in Cornhill, the Insured was to deliver in a description of the property, signed by him.

Article 4. The price of Plate was limited to 5*s.* 6*d.* per oz.

Article 6. The Limit on a Risk was specified as 6,000*l.*; and Loss through Invasion, Foreign Enemy, Civil Commotion, or any Military or Usurped power was excepted.

Article 7. The Scale of Rates was

	Common,	Half Hazardous,	Hazardous,	Hazardous and Half Hazardous,	Hazardous,	Double Premium. Deposit.
Premium. Deposit.	Premium. Deposit.	Premium. Deposit.				
to 1,000l.	2/-	10/-	2/6	12/6	3/-	15/-
1—2,000l.	2/6	12/6	3/-	15/-	4/-	20/-
2—3,000l.	2/6	12/6	3/6	17/6	5/-	25/-
over 3,000l.	3/-	15/-	4/-	20/-	5/-	25/-
					All per cent.	

For a definition of half hazardous, see p. 103.

There were various alterations from the original Articles, of a minor character ; the charge of 6d. per cent., for Endorsements was abandoned, and the Article providing for the reference of differences to the Arbitration of the Directors of the *Hand in Hand* disappeared.

Some of these alterations might have been made in Abstracts of intermediate dates.

We are indebted to Mr. W. Roberts, of Shrewsbury (*See Salop Fire Office*, 1780), for the Loan of a Copy of this Document.

In *Daily Courant* of 29 February, 1720, the *Union* advertised for a Meeting to be held on 1 March on Special affairs.

Weekly Journal and Saturday Post, 16 July, 1720.

Union Fire Office.

The Directors give notice that pursuant to the Agreement of their General Meetings they are preparing to enter upon extended Insurance of Houses and Goods all over England for the advantage of all who are or shall be Insurers with them except such as refuse or omit to pay their Contributions, or shall be acting or interested in any other Office of Insurance for the like purposes.

Such a scheme is rather perplexing. If carried out the Deed of Settlement would have required alteration and the insurance of houses would have interfered with the arrangement existing between the *Union* and *Hand in Hand* as there was no exclusion of the sphere of operations of the latter Office. Had the advertisement limited the proposal of the *Union* Directors to the insurance of goods all over England, we could have understood that it was their intention generally to extend the business of the Office. We have not the date when such general extension took place, but it was apparently before May, 1785, inasmuch as in the abstract of their Deed of Settlement bearing that date it was stated that Article 3 applied to England and Wales.

In the new proposals of the Office, dated April, 1735, the range was declared to be—"all places within 10 miles round London."

We have seen a notice that at one time the operations of the *Union* extended to the insurance of goods and merchandize from loss by fire, within 20 miles from the Standard in Cornhill. The Office was then declared to be in Maiden Lane.

We can only fix a date by the following notice.

The *Union* Fire Office of Assurance of Goods removed from Gutter Lane to Sir Richard Kennett's spacious house between the Churchyard of St. John Zachary and Staining Lane in Maiden Lane, where now is built and finished this year (1754) the *Union* Fire Office.

It being thus evident that the *Union* did not carry out the intentions announced in their advertisement of 16 July, 1720, it becomes a question what interpretation are we to put thereon.

Was the term "all over England" to be construed with a limitation to "outside the then existing range of the *Hand in Hand*," or were the *Union* prepared to dissolve the compact with that Company?

But considering the circumstances of the times, was the proposed action of the *Union* a consequence of all the schemes of 1720 which threatened active competition, and did the *Union* purpose offering solidity as a security to the general public instead of leaving them to the care of Bubblers, there being ample scope for another Office, the *Sun* and *Bristol Crown* being the only Companies then operating in the provinces.

Did the *Hand in Hand* use any influence to induce the *Union* to abandon their scheme, or did the annihilation of all the Bubble Companies in June and July, 1720, induce the *Union* to drop the subject?

We turn to the statement in the *European Magazine* in the hope of obtaining an explanation. The writer said:—

"At that speculative period when commerce was making rapid progress in the British Nation it is natural to suppose many schemes would be formed—the only one which has stood the test of time (exclusive of the Chartered Companies) is that respectable Office the *Sun*, which is constructed, not on the plan of *Mutual Contributionship*, but as a profit to the proprietors after the payment of losses.¹

"The eventful year 1720 brought many of the projected schemes to a crisis. The *Union* Directors proposed to take Insurances over the whole kingdom which they had before limited to London and environs, and were solicitous to secure parliamentary powers or a Charter.

"The only Societies who obtained Charters were the Royal Exchange and London, after a hearing before the Attorney and Solicitor-General on the opposition of the *Union* and *Hand in Hand*, who it was not probable could compete in point of pecuniary consideration with those Societies the Directors of which conduct a profitable and advantageous concern."

As Charters were granted to the two Companies just named, upon

¹ At that time there existed also—*Hand in Hand* (1696), *Union* (1714), *Westminster* (1717), *Bristol Crown* (1718), *Friendly Edinburgh* (1720).

the 12 July, *on which day* the petitions of all other applicants were dismissed, we are still unable to reconcile the appearance of such an advertisement as that of 16 July.

At all events that advertisement is the last notice of the scheme which we have been able to trace.

"Some of the Funds of the *Union* Society were invested in South Sea Stock which in April, 1720, were directed to be sold if at 300 per cent. or upwards, and it appears to have been actually sold at 338 per cent. Subsequently the Society as may naturally be supposed suffered some pecuniary loss by the fluctuations of the South Sea Capital in which all funded property was involved, and they subscribed their Sword Blade Bonds into South Sea Stock according to the parliamentary provision for that purpose.

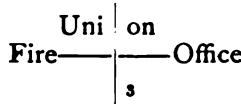
"In two years afterwards South Sea Stock was at the price of 88 to 95 per cent., and for a considerable number of years fluctuated between 75 and par.

"The General Meetings were numerously attended, which is a proof of the interest the public took in their affairs. The names of the persons present, being recorded, exhibit the ancestors of several respectable families in the metropolis. Amongst these are Mr. Rivington who attended a meeting in 1724. Subsequently Mr. Fludyer (who afterwards represented the City of London, and was created a Baronet in 1759) was one of the active Directors, and to these many other considerable names might be added.

"The affairs of the Institution were conducted with great success, the number of Insurances rapidly increased, and the Reserve Fund augmented in the same proportion, insomuch that not any contribution was required from the members.¹

"In five years only the capital was nearly doubled and the losses on an Insurance of nearly 2,500,000*l.* was only 1*4l. 7s. 6d.* in six months" (*year not stated*).

Under date, April, 1735, new proposals were issued,² of which the following is an abstract.



Kept in Gutter Lane by Cheapside
for Insuring Goods and Merchandizes by Mutual
Contribution on the same easy terms with the *Hand in Hand*
Office for Houses.

¹ The writer should have excepted the year 1720. See page 108.

² Brit. Mus., *816 m. 10.*

³ The Cross formed of Double Hands in Hand.

To insure merchandizes, goods, wares, utensils in trade, household furniture, and such-like things ; except plate and pictures, as also glass and china-ware, all not in trade ; except also ready money, jewels, books of account, tallies, writings, barns, ricks and stacks of corn, hay, and straw.

To insure for 7 years or less, as desir'd. To insure answerable to the value of goods, etc., for any sum not exceeding 3,000*l.* in any one house, warehouse, yard, etc.

The charges of insurance (besides policy and mark) are—

1. For every 100*l.* insur'd on goods inclos'd within brick or stone, 2*s.* premium and 10*s.* deposit ; and on goods not so inclosed, 3*s.* premium and 15*s.* deposit.

2. For insurance deem'd *hazardous* as to situation, or kind of goods ; each 100*l.* inclos'd in brick or stone 4*s.* premium and 20*s.* deposit ; in timber, 6*s.* premium and 30*s.* deposit. Hazardous Insurance both by situation and kind of goods, if inclos'd in brick or stone, 6*s.* premium and 30*s.* deposit ; in timber, 9*s.* premium and 45*s.* deposit.

3. Those who insure above 1,000*l.*, not exceeding 2,000*l.* in one policy *to pay double the premium* that others do, but the same deposit, and from 2,000*l.* to 3,000*l.* on the following terms, viz. : For every 100*l.* insur'd on goods inclos'd in brick or stone, 6*s.* premium and 10*s.* deposit ; and on goods not so inclos'd, 9*s.* premium and 15*s.* deposit. Insurance deem'd *hazardous* as to situation or kind of goods, each 100*l.* inclos'd in brick or stone, 12*s.* premium and 20*s.* deposit ; in timber 18*s.* premium and 30*s.* deposit. Hazardous Insurance both by situation and kind of goods, if inclos'd in brick or stone, 18*s.* premium and 30*s.* deposit ; in timber, 27*s.* premium and 45*s.* deposit.

*All insurances beyond the Bills of Mortality pay 3*s.* to the surveyor for his charges, etc.*

So much of the deposit-money is to be returned at the expiration of the policy as has not been apply'd to the making good of losses, and the payment of necessary charges, together with a proportional division of profits. And beyond the deposit no one to be answerable for above 10*s.* per cent on brick and proportionably for timber, to any one loss.

To pay down 10*s.* earnest before surveying as part of the insurance money. There are porters and watermen, etc., provided by the office, who are furnished with bags to assist in removing of goods ; who, wearing the Society's livery and badge, and having given security for their fidelity, may be trusted in case of danger.

Insurance at the time of any loss in any other office makes the policy in this office void, unless such insurance be allowed by the directors, and endorsed by them on the back of the policy, for which 6*d.* per cent. is to be paid and in which case an equal average, or proportionable part only of any such loss is to be paid by this Society.

Constant attendance is given at the office in Gutter Lane ; also on Tuesdays and Fridays in the afternoon at the Amsterdam Coffee House behind the Royal Exchange ; at both which places proposals and an abstract of the Deed of Settlement may be had gratis.

N.B.—This office hath paid more losses than any other of this nature, in proportion to the time it hath continued, and the numbers insur'd by it, by which a great many families have been preserved from ruin. 'Tis therefore not doubted but all who consult their own interest will continue to encourage this office by insuring in it, as it is calculated only for a publick good, and that upon as sure a foundation as worldly affairs will admit. And as the directors (who are chosen by the members themselves) have no advantage above any others, so those who insure with them may have all the moral assurance imaginable that the whole of their money will be faithfully applied to their sole benefit : whereas in all other offices which insure goods a part only is so applied ; the manifest design of such offices being to promote the private interest of a few.

And whereas 'tis objected against this office, that the members are liable to further contributions upon extraordinary losses, which they are not in any other office that insures goods ; this is so far from being an objection against the *Union* Office, and a recommendation of those other offices, with such as will reason justly, and not impose upon their own understandings, that this single consideration proves the excellency of the *Union* establishment, in making such provision for answering losses, as 'tis presumed cannot be exceeded by any human contrivance.

On the back of these proposals was printed "an Account of what money had been paid by this Office for Losses by Fire since its first Establishment." The name and residence of each claimant and the amount paid to him was stated. The totals for each year were given as follows, but there are some clerical errors in the castings of 1720, 1729, 1730, 1735 and general additions, not however of any great importance.

	No. of Claims.	£	s.	d.	
1715	1	34	3	3	This was a claim by a party who afterwards became one of the acting members of the <i>Sun</i> Fire Office.
1716	7	575	15	4	One of the first losses recorded to be paid by the Society, was to Mr. Wilks a distiller in Turnmill Street, said to have been an ancestor, if not the father, of the celebrated patriot.
					The amount paid was 7 <i>l.</i> 19 <i>s.</i> 8 <i>d.</i> , and it was the fourth claim which the Office paid.
1717	5	35	9	9	
1718	2	601	3	0	
1719	9	1,147	0	0	
1720	27	10,310	1	0	In this year the Company paid :— 2,000 <i>l.</i> Loss at Parsons' Brewery, St. Catherine's, which fire extended to Burr Street Warehouses. 4,200 <i>l.</i> Wm. Astell, Burr Street. 1,381 <i>l.</i> Goodfellow " " Their total losses by the Burr Street Fire amounted to 8,913 <i>l.</i> 15 <i>s.</i>

On 22 April, 1720, they offered a reward of ten guineas, for discovery and conviction of John Hilliar, the supposed author of Parsons' fire, and as regarded other fires a reward of 20 guineas. See Fires, 1720.

In *London Gazette*, 10-14 May, 1720, the Directors of *Union* Fire Office gave notice that having sustained a loss of at least 10,000*l.* by the late dreadful fires in Burr Street, etc., which is far more than befel any Office at one time, they have agreed on a contribution of 7*s.* 6*d.* per cent. on goods in brick buildings and propor-

tionably in timber towards making good the same, of which all insured before 21 March were to pay and bring their policy.

In *Post Boy*, 31 May—2 June, each member who had not yet satisfied his contribution was to pay up.

		<i>L s. d.</i>
1721	14	610 9 4
1722	19	1,201 1 0
1723	12	1,486 1 4
1724	5	572 7 2
1725	7	789 4 0
1726	39	3,573 1 0 Chiefly Wapping and Ratcliffe.
1727	9	1,186 5 6
1728	14	264 8 5
1729	19	2,999 11 11
1730	19	2,128 13 4
1731	1	278 0 0
1732	1	300 0 0
1733	23	969 4 11
1734	15	1,555 13 6

Called in all £31,195 7 11

The Office also announced that in addition to this sum they had paid for porters and other charges re fires upwards of £5,600.

Whereas other Offices of Assurance on goods do either deduct 3 per cent. out of each claim for defraying charges, etc., or do oblige the sufferers to Average, it is to be noted this Office is so far from doing as above that no person insuring in this only, is put to any charge except that of an affidavit proving his loss.

On *Union* proposals of April, 1736,¹ was endorsed—

	<i>L s. d.</i>
Losses 1715 to 1734	31,195 7 11
Losses of 1735, 19 claims	566 6 10
	Stated as £31,761 15 9

On *Union* proposals, 1738,²

Losses of 1736, 16 claims	593 0 8
	Stated as £32,334 16 5

On *Union* proposals, 1740,³

Losses of 1737, 14 claims	247 1 9
Losses of 1738, 4 claims	682 0 6
	£33,263 18 8

¹ Brit. Mus., $\frac{816 \text{ m. } 10}{104}$.

² Brit. Mus., $\frac{816 \text{ m. } 10}{105}$.

³ Brit. Mus., $\frac{816 \text{ m. } 10}{106}$.

1737. One Loss of 25*s.*, was stated to have been at Leicester.

We are not aware of any further publication of amounts.

The proposals of 1740 stated that since 15 November, 1738, they had enlarged their Insurances to 4,000*l.*

For Goods enclosed—Brick, Premium 6*s.* per cent. Deposit 10*s.*

“ not enclosed, ” 9*s.* ” ” 15*s.*

Hazardous Insurances, in same proportion, up to 3,000*l.*

We have traced the locality of the Office from Amsterdam Coffee House to Gutter Lane.

In 1728 the Society opened an office for the West End of the town at the upper end of the Haymarket, where attendance was given on certain days for some hours to receive Insurances. This office was subsequently removed to Tom's Coffee House, St. Martin's Lane, near Charing Cross, but in a few years it was thought unnecessary and discontinued.

In 1754, as we have shown, the City office was removed to Maiden Lane.

Their office in Cornhill was first erected in 1819, from a design and under the superintendence of Mr. Parkinson, of Newman Street. It was rebuilt in 1856-7.

The Emblems were replaced from the former building in Maiden Lane, and are by Messrs. Coade & Seely.

Strength is represented by Hercules.

Justice, or Equity, by a female, with the usual attribute of a balance. A copy of Sir Joshua Reynolds' figure of Justice, by Backler.

Prior to 1824 a Branch office was opened at No. 70, Baker Street, Portman Square. And within the last few years another was opened at Charing Cross.

In 1805, the *Union* Directors having determined to insure houses and other buildings, in order to give greater confidence in, and stability to, the Society, decided to add to its funds by creating a capital of 300,000*l.* in 1,500 shares, of which 10 per cent. only, or 30,000*l.* was paid up, and no further call has ever since been made. This in 1889 was reorganised, the sum of 150,000*l.* added to paid-up Capital out of the General Reserve Fund, and for each 200*l.* share three new shares of 100*l.* each were issued, with 40*l.* paid thereon.

The Shares appear to have been subsequently divided, and now the Capital of the Society is 450,000*l.*, of which 300,000*l.* has been sub-

scribed and 150,000*l.* added from profits, such Capital being divided into 45,000 Shares, each of the nominal amount of 10*l.*, on each of which 10*l.* Shares the Sum of 13*s.* 4*d.* has been paid and 3*s.* 6*d.* 8*d.* added from profits.

In the year 1813 the *Union* commenced the business of Life Assurance.

In 1824, January, they issued new proposals¹ for Fire, Life, and Annuities.

Proposals for Septennial, Annual, or Short period Insurances may be had gratis at the offices in

Cornhill, and 70, Baker Street, Portman Square, London ;
College Green, Dublin ;
St. Andrew's Square, Edinburgh ;
and Exchange, Hamburg, from 9 to 4 (office near the Exchange) ;
or from the Society's agents in all the principal cities and towns in the United Kingdom and Continent of Europe.

Under date 1 December, 1824, the *Union* issued a long Circular² relative to their Life Branch, and referred to their German Branch at Hamburg.

We are not aware in what year the *Union* extended their Fire business to Germany and the Continent generally. They have during the last few years extended their operations throughout the world.

The present title of the Office is

The UNION ASSURANCE SOCIETY.

The Deeds of Settlement dated 10 July, 1805, and 25 June, 1813, with sundry alterations and amendments thereof and additions thereto, have by Resolutions of 11 Nov., 1892 been superseded, the effect of which is shortly, to annul all those portions of the Old Deeds which are now obsolete, and which it is inexpedient to retain, and to re-enact such parts as are considered useful and valuable. New Clauses and Provisions suitable to the exigencies of the present day are introduced, as well as certain alterations rendered necessary to meet the requirements of the London Stock Exchange.

¹ Brit. Mus., 8223 c. 10.
154

² Brit. Mus., 8223 c. 10.
155

1717.

WESTMINSTER FIRE OFFICE.

This Office was established in this year for the Insurance of houses and other buildings upon the mutual system, after the model of the *Hand in Hand*, and in consequence of that Society having removed its office to the City.

Mr. C. R. Browne, the Secretary, has enabled us to give the following particulars of the constitution of the Office.

The *Westminster* started as a purely mutual office, effecting only Septennial Insurances, and such policy-holders were the members liable for losses, and at the same time entitled to the profits.

At the commencement many of the members joined in a Guarantee, upon which the business was worked until a Reserve was built up.

After the Office entered upon the system of granting other than Septennial policies, the Insured became divided into two classes—members and non-members; the former, as from the foundation of the Office, are the only parties entitled to the profits and liable for losses, the latter have none of the responsibility of partnership.

In the *Daily Courant* of 12 October, 1717, appears the first advertisement of the Office which has come under our notice:—

The “*Westminster* Insurance from Loss by Fire,” at their office at Tom’s Coffee House, in St. Martin’s Lane, near Charing Cross, set on foot and carried on by some hundreds of the principal inhabitants of the Liberty of Westminster, where all persons may insure their houses and other brick and timber buildings which are situated within the Bills of Mortality and parts adjacent, by depositing in the common stock 12s. for every 100l. insured 7 years on brick buildings, and double for timber; at the end of the insured terms 10s. of the said 12s., and the like proportion for timber buildings, will be returned to the person that paid in the same, or to his assigns, the other 2s. being applied to defray office rent, books, salaries, and other contingent charges necessary in carrying on the business of the Society. In this office all persons concerned are equal sharers in the profits arising from the interest of the stock or otherways, of which a yearly dividend will be made; that will be another additional advantage to every person that insures in this Society.

In 1718 it was announced that the contribution for the first year’s losses was 11d. per 100l. insured on brick buildings, and on timber 1s. 10d.

Daily Courant, 22 January, 1720:—

The Directors of the *Westminster* Fire Office at Tom’s Coffee House in St. Martin’s Lane, near Charing Cross, do give notice, That all persons who have estates in houses, chambers, etc., within the Bills of Mortality, or at Greenwich, Richmond, and Twickenham, and all other towns and villages between Greenwich and Richmond, provided they are within two miles of the Thames, may effectually secure the same from the calamity of fire by depositing 12s. at interest in the common stock for every 100l.

insured on brick, and double for timber, for the term of seven years ; and at the end of the term insured 10s. of the 12s. will be returned to the person who paid the same, or to his assigns, together with seven dividends of profit arising by interest of the stock, etc., which in the first two years have amounted to 1s. 7 $\frac{1}{2}$ d. per cent. on brick and 3s. 3d. per cent. on timber ; and this is more than any other fire office has divided to their members in double that time ; which sufficiently demonstrates the great success that has attended the *Westminster* contributors.

The advertisement was repeated in the same paper, dated 19 February, 1720, but omitting the last clause, "which sufficiently," etc. and substituting the following :—

These are the certain advantages the Directors of the *Westminster* Society deals to all their members, agreeable to their Deed of Settlement. As for losses that may happen by fire, they are in the hands of Providence and common to all, and whenever such losses come 'tis known to every person insured that in this as in other Fire Offices, every member is to contribute his proportion thereto.

In June, 1721, the Office advertised that the dividends in three years amounted to 2s. 4 $\frac{3}{4}$ d. on brick and 4s. 5 $\frac{1}{2}$ d. on timber, which was more than any other Fire Office divided to its members. Possibly 2s. 4 $\frac{3}{4}$ d. was a typographical error for 2s. 2 $\frac{3}{4}$ d.

According to Maitland—

In the year 1739 the Office insured 7,852 houses, for 2,059,121*l.* whilst the total number within the

Bills of Mortality was 95,968,—value 28,592,463*l.*

It was stated that houses were only insured to the extent of three-fourths of their value.

Under date 29 September, 1805, the *Westminster* issued very elaborate revised proposals, a copy of which was for many years in our possession and is still preserved. It contained thirty-two Articles.

Walford quotes some of them in *Cyclo.*, iii. 411.

They are very minute in explaining what is required of the Insured, but there are not any which are inconsistent with modern practice.

Buildings, and goods therein, on either side of the Thames below London Bridge, or at any seaport town similarly circumstanced, are only insured by the special sanction of the Directors.

They refer to the insurance of furniture, goods, stock-in-trade, etc., but we have no knowledge when that branch of Fire Insurance business was entered upon. In 1824 it was stated that the Office had lately extended its business to the insurance of household goods and other contents, but that by so doing their Account was deteriorated.

At some subsequent date the Articles were reduced to twenty-one, the special clause relating to buildings on either side of the Thames and at seaports being retained.

There was a revision after 1849, and the clause referred to was omitted.

We believe that it was about the year 1853 that the *Westminster* began to extend its operations throughout the country.

It is only recently that it has opened a City Branch.

When in 1836 the Directors determined to enter upon LIFE Insurance business, they established a separate Company called the *Westminster and General* Life Office.

The *Westminster* Fire Office is almost unique in the circumstance of its having been managed for several generations by members of one family in direct descent.

In 1768 Mr. George Browne was appointed to the Clerkship of the Company, an appointment equivalent to that of Secretary in the present day.

He was succeeded by his son, Mr. George Howe Browne, as Secretary.

Then followed his son, Mr. William Meredith Browne, who retired in 1879.

Mr. Charles Rouse Browne, his son, was appointed Assistant Secretary in 1869,

And succeeded his father as Secretary in 1879.

We know not whether a Mr. Browne who preceded Mr. George Browne was a relative of the latter or not, though it is not improbable that he was one of the family.

Very few similar cases occur to us. We can only call to mind the Bignolds, of *Norwich Union* (see that Office, 1791-97), in which case the Office has been always under the management of a member of the family of the founder.

The family of Watts, in the *Sun* Fire Office, is not quite in point, for although the first member joined in 1720, and the last retired in 1808, there were short terms intervening when other members of the Board acted as Secretary thereto.

1718.

BRISTOL CROWN.

Of the early history of this, the first provincial, Fire Office, we knew little beyond the date of its establishment until recently, when, through the good offices of Mr. E. Cozens Smith, the General Manager of the *Imperial Insurance* Office, Mr. J. Hobbs, their Bristol Manager, kindly favoured us with an inspection of one of the *Crown* policies, dated in 1726. Copy of which is here given.

Copy of Policy.

No. Crown. 3057.

Whereas Edward Curtis & Comp^a of Bristol Sugar Bakers have this day paid Eight Shillings to, or to the Use of W^m. Freke, Isaac Hobhouse, John Cox and other Co-Partners concerned in an Undertaking for Insuring Houses and Goods from, and against, Loss and Damage by Fire, in the Cities of *Bristol, Bath*, and Several other parts of that part of *Great Britain* which is called *England*, on the Foot of certain Articles of Agreement, Dated the 17th Day of *February*, *Anno Domini* 1718, and of a certain Deed Poll, dated the 24th Day of *December*, *Anno Domini* 1725, and also of another Deed Poll, dated the 25th of *March*, *Anno Domini* 1726, all Inrolled in the High Court of *Chancery*; and also agreed to Pay to, or to the Use of the said Co-partners, the Sum of Two Shillings within Fifteen Days next after every 25th Day of *March*, 24th Day of *June*, 29th Day of *September*, and 21st Day of *December*, that shall be during the Space of Twenty One Years now next coming, the first Payment thereof to be made within Fifteen Days next after such one of the said Quarter Days, as shall happen next after the Date hereof, for Insurance of their House in Merchant Street in the parish of St. James in the said City being the dwelling House of the said Edward Curtis & in the possession of himself only & of no other Person from, and against, all Loss and Damage that shall happen thereto by Fire, during the said Term of Twenty One Years next coming, Exceeding the Sum of 5*l*. at one Time. Now the said Co-partners, in Consideration of the Premises, do hereby Promise and Engage, that in Case the said Edward Curtis & Comp^a their Executors, Administrators, or Assigns, do, and shall, duly Pay the said Sum of Two Shillings within Fifteen Days next after every of the said Quarter-Days that shall happen during the Term of Twenty-One Years next coming; then they, the said Co-Partners, shall, and will, on the Terms and Foot of of the said Articles and Deed Poll, if such Loss or Damage so happening at any one Time, shall exceed the Sum of 5*l*. within Sixty Days next after every such Time, during the said Space of Twenty-One Years next coming, as the said House shall be Burnt or Consumed, or Damaged by Fire, well and truly Pay, or cause to be paid, to the said Edward Curtis & Comp^a their Executors, Administrators, or Assigns, so much Money, not Exceeding the Sum of Five Hundred Pounds of lawful Money of *Great Britain*, as such Loss or Damage by Fire, shall, according to the Rules of the said Articles and Deeds Poll be Adjudged

to Amount unto. *In Witness* whereof, the said W^m. Freke, Isaac Hobhouse & John Cox as well on their own Behalfs, as of all Others, the said Co-Partners (being Authorized so to do) have hereto set their Hands, this Twenty Ninth Day of September *Anno Domini* 1726.

Witness Thos. Trackett, Secretary
to the said Co-Partners.

William Freke.
Isc. Hobhouse.
Jn^o. Cox.

We may point out two or three singularities.

The words "Eight Shillings" are printed, whilst all other quotations of money, whether quarterly premiums of 2s. or sum insured of 500*l.* are in writing.

The Company would not pay small losses of 5*l.* and under.

The contract for insurance was for twenty-one years, printed in.

It is curious that the Company had not at that time a definite name.

It was an undertaking for insuring . . . in Bristol, Bath, and several other parts of England.

The policy is headed with a Crown, but does not express where the Office is located.

Mr. Hobbs also favoured us with the loan of another paper connected with the Office, viz.—

A LIST of the Names of the CO-PARTNERS
of the BRISTOL *Crown* Fire-Office,
printed by E. Ward, on the Tolzey, 1754.
80 names were given.

At what date between 1726 and 1754 they formally adopted the name of *Bristol Crown* we have no means of discovering.

The Company advertised itself as *Crown Fire Office*, and adopted a Crown as its Emblem.

Although the *Sun* purchased the business of this Company in the year 1837, it does not possess any prospectus or other official document of the Company except a policy (issued in 1833) No. 20,512, which records the fact that the Office was established in the year 1718.

In the heading of the Policy the Office was called *Crown Fire Office, Bristol* (such inscription being on a column), whilst in the body of the Policy it was designated *The Company of the Crown Fire Office at Bristol*.

Walford makes no further reference to the age of this Office than that it was probably established towards the end of last century.

In 1833 there were a Chairman,
Deputy Chairman, and
Five Directors.

The "Conditions" of Insurance described as "hereunto annexed," are printed at the foot of the policy, and are somewhat similar to those of the *Sun* at that date.

In 1837 the number of Shareholders was about 50.

1367 Policies were then in force.

The business had never been large—

1827. Premiums, 1,592*l.*

1829. Losses for five years, 5,600*l.*

1837. Premiums, 1,339*l.*,

of which Head Office, 1,277*l.*,

and their only Agencies (3 in number), 62*l.*

11 years, 1827 to 1837 (both inclusive), Premiums, 15,596*l.*

Expenses 6,513*l.*

Losses 8,118*l.*

———— 14,631*l.*

Surplus 965*l.*

The Company was dissolved 21 December, 1837.

CHAPTER VII.

1719-1720.

1. BUBBLE SPECULATIONS.
2. BUBBLE ACT.
3. BUBBLE LITERATURE.

IN 1694 the Government determined to grant Annuities for Lives upon certain terms which were deemed by the public to be favourable for speculation. General attention being thus drawn to the subject of Life Annuities, several projects were started, and the commencement of a Bubbling Era was inaugurated.

We refer to Walford's *Cyclopaedia* (i. 107, Annuities) for a lengthened account of the schemes.

Defoe in his *Essay on Projects* (1697) wrote (so says Walford)—

And so I have seen shares of Joint Stocks, and other Undertakings, blown up (by the Air of Great Words and the name of some man of credit concerned) to perhaps 100*l.* for one five-hundredth part or share and yet at last dwindling to nothing.

Some in clandestine Companies combine ;
Erect new Stocks to trade beyond the line ;
With air and empty names beguile the Town ;
And raise new Credits first, then cry 'em down ;
Divide the empty nothing into Shares,
And set the crowd together by the ears.¹

This would imply that there were numerous other Bubble Schemes at the time besides Annuities.

The *Post Boy* of 3 January, 1698, is said to have contained the following lines :—

We have methods wholly new,
Strange, late invented, ways to thrive,
To make men pay for what they give,

¹ *Insurance Cyclo.*, i. 398. We have carefully examined several copies of Defoe's *Essay on Projects*, and have failed to find this quotation. Possibly Walford has erroneously quoted the name of the work from which he made the extract.

To get the Rents into our hands
 Of their hereditary lands,
 And out of what does thence arise,
 To make 'em buy *Annuities*.
 We've mathematic combination
 To cheat folks by plain demonstration,
 Which shall be fairly manag'd too—
 The Undertaker knows not how.¹

In 1714 Annuities were used as a means for raising Capital for mercantile enterprizes.

A Beech Oil Company,
 A Stock for improving the Fishery,
 are mentioned.

The York Buildings Company for raising Thames Water has a long history of its own, for which we must refer to Walford's *Cyclopaedia*, i. 117.

In 1719 and the early part of 1720 further Annuity Schemes were started, also many schemes of Ship or Marine, and Life Insurance, and for numerous other purposes, a few only relating to Fire Insurance.

Walford, *Cyclo.*, i. 398, states that Lawson, in *History of Banking*, gives a list of 185 projects, about 30 of which had some species of Insurance for a pretext. The number has been variously stated at 100, 185, and 365! Walford enumerates 46.

The objects of some were similar to projects started in recent times; e.g.—

For insuring of horses.
 " from thefts and robberies.
 " all masters and mistresses the losses they shall sustain by servants' thefts, etc.

There were also various salt schemes, patents for improving salt works, etc.

The most remarkable of the Bubbles were those that proposed to have books opened and subscriptions taken at some future time, as soon as the affair should be ripe for execution and for dividing into shares. But in the meantime *money was taken by way of premium to entitle persons to be admitted subscribers when the matter was to be laid open*. In this way several thousand shares were bespoke in a day, and premiums from one shilling to some pounds paid thereon.

¹ The Volume of Newspapers for 1698 in possession of the British Museum, and which is supposed to have contained the paper referred to, was mislaid at the several times of our visits, and so we have been unable to verify this quotation.

We have examples of these permits in the following :—

Daily Post, 19 December, 1719. Effectual Company of Insurers.

Daily Post, 23 May, 1720—

Whereas an advertisement for delivering permits for 1,000 shares for a Co-partnership agreed on 20 April last, at the Swan and Rummer, etc.

To prevent Counterfeits as hath been committed in the *Globe* permits, etc. (*Globe* Sailcloth Manufactory).

Again in the several Fire Insurance schemes which follow, wherein reference is made to "Managers' Letters."

And further, in the "*Globe* permits," connected with the Fire Insurance scheme bearing the title of *Globe*.

The perfection of schemes seems to have been one "For carrying on an Undertaking of great advantage, but nobody to know what it is!"

Lawson plainly indicates that it was the apparent success of the South Sea scheme which brought Bubbling to its climax, adding, "Persons of rank of both sexes were largely engaged in these Bubbles : avarice prevailing at this time over all consideration, either of dignity or equity : the gentlemen going to taverns and coffee houses to meet their brokers, and the ladies to their milliners' and haberdashers' shops for the like purpose. Any impudent impostor, whilst the delirium was at its height, needed only to hire a room at some coffee house or other house near the Exchange for a few hours, and open a subscription book for something relative to commerce, manufactures, plantations, or of some supposed invention newly hatched out of his own brain."

The attention of Parliament having been called to the numerous projects started, the following entry appears in the Journals of the House of Commons, 22 February, 1720 :—

A Complaint being made to the House of several publick and private subscriptions in and about the Cities of London and Westminster for several unjustifiable projects and undertakings, whereby great mischief may accrue to the public—

Ordered, That a Committee be appointed to inquire into and examine the several Subscriptions for Fisheries, Insurances, Annuities for Lives, and all other projects carried on by Subscriptions in and about the Cities of London and Westminster ; and to inquire into all undertakings for purchasing Joint Stocks or obsolete Charters ;¹ and that they do report the same, with their opinion thereupon, to the House.

There were numerous charges of improper methods being taken to obtain Charters for undertaking the insuring of ships and merchandize, annuities, etc., partly by bribing the Attorney General, Sir Nicholas Lechmere.

¹ It is said that they were put up to auction.

Special mention was made of—

Lord Onslow's Insurance. (Marine.)

Lord Chetwynd's Insurance. (Marine.)

Case Billingsley's Insurance. (Marine, started 1716.)

Sir James Hallett. (Hallett and Burges' Annuities.)

Case Billingsley was acting partner in the firm of Bradley & Billingsley, Solicitors, Mercers' Hall, and was much mixed up with the Bubble speculations in 1720—Marine, Life and Annuities.

The Parliamentary Committee exonerated the Attorney General.

The Committee commenced their enquiries with the four Fishery Subscriptions, three of which were said to be such real Bubbles that the Chairman is reported to have facetiously observed, "That they were in one sense Apostolical Fishermen, as designing not to catch fish but men."

The Committee finally reported on 27 April.

In *Mist's Weekly Journal and Saturday's Post*, 4 June, 1720, was the following paragraph :—

As soon as the news was brought to 'Change Alley that the Parliament had ordered the Bill for the Insurance of Ships and Merchandise at Sea to be ingross'd, a general consternation appeared among all the Bubble mongers, insomuch that who ever could get rid of that sort of traffick, though at any rate, thought himself well off.

The Bill was soon passed (*Post Boy*, 11-14 June), and became the *Bubble Act*, 6 Geo. I., c. 18.

An Act for better securing certain powers and privileges intended to be granted by His Majesty by two Charters for Assurance of Ships and merchandizes at sea ; and for lending money upon bottomry ; and for restraining several extravagant and unwarrantable practices therein mentioned.

Before noticing the provisions of the Act and their effect we pass on to the various Fire Insurance Schemes in the order in which we trace them from newspapers at the British Museum.

1719.

UNITED COMPANY OF INSURERS.

Mr. Walford gives the following as copy of an advertisement in *Courant* of 5 March, 1720, but the actual date is 5 March, 1719 (i.e. 17¹⁸₁₉).

Whereas Mr. Wm. Smith of Aldgate hath proposed to the *Union* Fire Office for insuring goods and merchandizes from loss by fire, a subscription made for a joint stock of 1,500,000/, under the title of the *United Company of Insurers*, which will consist of above 3000 persons, who will be all useful to obtain a very great advantage to the publick, as well as to themselves in particular : And whereas for the present it may be proper to act under a common seal : *This is to give notice, that if any persons*

who are possessed of any such charter will make him proposals at his house in Aldgate, they may find it to their advantage, the said Mr. Smith having already in his hands several thousand pounds paid him by the aforesaid subscribers to be employed for their advantage.

This trafficking in old Charters was not a matter of uncommon occurrence, and was finally forbidden by the Bubble Act.

Walford comments on the above announcement as follows :—

“ What ultimately became of the enterprise does not appear. Its promoters made a successful venture in South Sea Stock. They purchased at 600*l.* and sold out at 800*l.* per cent. This probably lured them on and ruined them in the crash which soon followed.”

The William Smith referred to is doubtless the same party who was afterwards concerned for Overall's scheme, and considering Overall's statement (*see Sadlers Hall Insurance*, 1720), it is not impossible that he had had some interest in the United Company.

1719.

UNKNOWN COMPANY.

Daily Post, 5 December, 1719.

“ Yesterday the other Company for Insurance, etc., having some reason to think their former powers not sufficient to carry on their affairs apply'd themselves also, as we hear, to His Majesty for a grant of same nature” (a Charter).

We have not succeeded in tracing to what Company this notice referred.

1719.

EFFECTUAL COMPANY OF INSURERS.

Walford (*Cyclo.*, ii. 479) states :—

In 1712—when the mania for Insurance projects was strong—a scheme under this title was projected, of which a writer of the period has left the following account :

There has been the oddest bite put upon the town that ever was heard of. We having of late had several new Subscriptions set on foot for raising great Sums of money for erecting Offices of Insurance, etc. . . . And at length some gentlemen, to convince the world how easy it was for projectors to impose upon mankind, set up a pretended Office in Exchange Alley, for receiving subscriptions for raising 1,000,000*l.* of money to establish an “ Effectual Company of Insurers,” as they called it ; on which, the day being come to subscribe, the people flocked in and paid down 5*s.* for every 1,000*l.* they subscribed pursuant to the Company's proposals ; but after some hundreds had so subscribed, that the thing might be fully known, the gentlemen were at the expense to advertise that the people might have their money again without any deductions ; and to let them know that the persons who had taken in their money

contented themselves with a fictitious name set by an unknown hand to the receipts delivered out for the money so paid in, that the said name was composed only of the first letters of the six persons' names concerned in the said scheme.

No clue is given to the name of the author of the above paragraph, nor of the title of his book, but we have no doubt that reference is made to the following project, and that the correct date is December, 1719.

Daily Post, 19 December, 1719.

Whereas several gentlemen have lately been very industrious in contriving Schemes for erecting Offices of Insurance, etc., which have hitherto been successful, as is very manifest from the present advance of them in Exchange Alley. And several worthy gentlemen having with reason complained of their being excluded from such beneficial projects notwithstanding their known ability to manage those concerns, and their earnest solicitations to be admitted into them, This is to acquaint the publick that there is yet a more Extraordinary Scheme for a new Insurance Company to be proposed (whereof publick notice will speedily be given in this paper), and in the Interim such persons as are desirous to be proprietors may on Thursday next purchase permits to subscribe to the same at 5s. each at Baker's Coffee House in Exchange Alley.

N.B.—No permits will be delivered for less than 1,000/. and not more than three permits to one person to prevent their being engrossed by a few, as tis to be feared hath been lately done.

Daily Post, 28 December, 1719.

Whereas notice was lately given in this paper that permits for a subscription towards raising a sum not exceeding a million sterling for establishing an effectual Company of Insurers etc. would be delivered at Baker's Coffee House in Exchange Alley at 5s. each, and several hundred of the said permits having been accordingly delivered at the aforesaid price, This is to give notice to the persons possessed of any of them that the money will be returned at the said place to the Bearers thereof, without any deduction of charges, on this day and to-morrow between the hours of 3 and 6 in the afternoon.

The several advertisements relating to this affair, formal delivery of the permits, etc., having been solely intended from the beginning to convince the publick with what facility designing people under color of an Advantageous Undertaking may at any time impose upon a credulous multitude.

N.B.—The persons employed to deliver the permits and receive the money for the same, were unknown to any of the purchasers who contented themselves with a fictitious name subscribed thereunto composed only of the first letters of the six person's names concerned in this great Undertaking.

1720

OVERALL'S SCHEME.

Daily Courant, 13 February, 1720.

At Sam's Coffee House behind the Royal Exchange, on Monday the 15th inst., a subscription will be opened for *One Million* of Pounds Sterling, as a Fund for Insuring Houses and Goods from Loss by Fire. As an insurance of this nature by a Company

with a sufficient fund will be of great use and benefit to the publick, so it will appear by the proposals to be more advantageous to the subscribers than any that has yet been offered to the world.

Daily Courant of 15 February, 1720.

Whereas it was advertised that Subscriptions for One Million would be taken at Sam's Coffee House this day 15th inst. for a General Insurance from Fire, it is at the request of several gentlemen that intend to subscribe agreed that every subscriber pay 3s. on their subscription into the hands of Mr. Stephen Ram, Goldsmith in Lombard Street, according to the proposals.

N.B.—A person from Mr. Ram's will attend at the Coffee House.

Walford gives the following as the preamble to the subscription contract.

That the subscribers agree to pay into the hands of Mr. Wm. Smith, Linen Draper, 3s. per cent. on the said million, under such regulations as shall hereafter be agreed upon by such directors as shall be chosen at a general meeting; which shall be within 30 days after the subscription is completed and approved of by them at a subsequent general meeting.

And do further agree, That 6d. per cent. part of the above-mentioned 3s. per cent. shall be paid by Mr. Wm. Smith to Mr. Edmund Overall for his expense and trouble in procuring this subscription; and that they will answer all such further calls upon them as shall be made by the consent of the first general meeting within such a time as they shall order, or forfeit their money now paid in and all further interest which they might have by this undertaking, provided notice of such general meeting be given in some publick paper, and three days at least be appointed for the payment thereof.

Daily Post, 17 February, 1720.

The subscription for insuring houses and goods from fire being compleated, this is to give notice that receipts signed by Mr. Wm. Smith for the money paid in part of the said subscription will be delivered by Mr. Edmund Overall, at Sam's Coffee House behind the Royal Exchange, from this day until Saturday next, from ten in the morning until 5 in the afternoon.

Daily Courant, 18 February, 1720.

All the subscribers to Mr. Overall's Subscription, which was taken at Sam's Coffee House on Monday the 15th inst., are desired to meet this morning at 10 o'clock in order to take such resolutions as shall be needful immediately to secure their fellow-subjects from the great loss they may sustain by the unavoidable accident by fire.

N.B.—It is designed the said meeting shall be adjourned to Monday next, the 22nd inst., in order to confirm those resolutions; after which time they will be prepared to insure in town and country on cheaper terms and more secure than it is possible to do in any of the present offices.

Daily Courant, 22 February, 1720.

All subscribers to Mr. Overall's Subscription to meet at Crown Tavern behind Royal Exchange, at 10 a.m. this day, on special affairs.

The following letter appeared in *Mist's Weekly Journal and Saturday Post* of 20 February. Walford treats it as applying to the General Insurance Office, but on examination of dates and place of subscription

and other circumstances, it appears to relate to Overall's Scheme only and to no other.

It was prefaced by the following remarks :—

We have had several new projects this week for the benefit of Exchange Alley, upon the Bubbling Stroke, occasioned it seems by a useful undertaking that was put on foot for a General Insurance from fire. One of our correspondents has sent us the following account of it :—

Mr. Mist,—I send you this for no other object but to expose a late piece of villainy. On Sunday last I had a proposal put into my hands for a subscription to be taken in at Sam's Coffee House behind the Royal Exchange, for a *General Insurance from Fire*. The scheme appeared to me to be so reasonable, and the design so useful, that I immediately resolved to subscribe ; but on Monday, when the subscription was taken in, the crowd was so great that I could not get in. *Upon the success of this subscription, the Bublers set on foot two or three more the very next day.*¹ But though I could not get into the first, I had more honour than to subscribe to any other ; for I think it is a greater piece of villainy to defeat a man of the benefit of his project than to pick his pocket, or take away a small sum upon the road. In short, Mr. Mist, your bublers are a set of fellows that would as soon pick your pocket or take your purse, as rob you of a project, provided it could be done with the same safety.

I could name you a notorious Bubler within half a mile of the New Church in Lombard Street, but his name is up, so let him lie.

However I am glad to see the first proposal is so like to go on and flourish notwithstanding all this. I think, Mr. Mist, such an Insurance as this deserves your recommendation.

I am, your humble Servant,

ANTI-BUBLER.

In *Mist's Journal*, 27 February,

Bubble Hater abused Anti-Bubler for his Letter.

Daily Courant, 29 February, 1720.

Subscribers to Overall's to meet at Crown Tavern behind Royal Exchange on 29th, on special affairs.

As this was the first subscription for a General Insurance from Fire, it is the intention of those that are therein concerned to render it useful to their fellow subjects.

Daily Courant, 5 March, 1720.

Persons interested in Overall's to pay a further sum of 2s. 6d. per cent. before the 10th.

We postpone some remarks on supposed transactions with the Lustering Company, and Mr. Overall's examination before the Parliamentary Committee, until we deal with the Sadlers Hall Company.

¹ These seem to have been the—

Sword Blade	
British	
General	

Sadlers' Hall.	
Rose.	

Mr. Overall was, we believe, a Director or Secretary of the *London Assurance Corporation* in the year 1732-3.

Walford says that the scheme died in the panic, 1720, but we may rather suppose from Overall's evidence before the Parliamentary Committee that the Scheme was amalgamated with Sadlers' Hall Insurance. Overall states that his scheme was set on foot on 15 February, and that Mr. Loome (who was the Manager of the Sadlers' Hall Insurance) ingrafted upon his projection.

1720.

SWORD BLADE Fire Office.

Walford gives the following from *Postman* of 16 February. We have not succeeded in finding it.

Whereas a subscription book was proposed to be laid open as yesterday at Sam's Coffee House behind the Royal Exchange, for raising the sum of 1,000,000/- sterling for insuring houses, household goods, utensils and goods in trade from loss by fire in any part of England; and several gentlemen, merchants, and others, appearing at the time appointed, were refused subscriptions into the same. Now, to prevent such clandestine methods being used, it was agreed at a meeting of several eminent merchants last night, that a book should be laid open this day for the aforesaid purpose at the Union Coffee House in Cornhill, at 11 o'clock in the forenoon.

In *Daily Courant*, 22 February, 1720, we find,—

A general meeting of the proprietors of the *Sword Blade* Fire Office, which was taken in at the Union Coffee House in Cornhill for raising of 1,000,000/- for insuring houses, household goods, utensils, etc., will be held at the Sword-Blade Coffee House in Birch Lane on Wednesday next at 5 in the evening, to elect managers for carrying on the said affair. N.B.—Proposals will be delivered out in a short time of the terms on which they intend to proceed.

Daily Courant, 29 February, 1720.

Whereas the Subscription to the Book laid open on 16th, at Union Coffee House Cornhill for a General Insurance of Houses, Household Goods, etc., have thought fit not to proceed any further therein. These are therefore to give notice that the money paid by the Subscribers to Messrs. Cook and Venables will be returned to those possessed of the receipts this day by a person who will attend at the Sword-Blade Coffee House in Birch Lane for that purpose from 9 till 5.

It seems evident that the title of *Sword Blade* was given to the Company before it held its meeting at the Sword Blade Coffee House, which place of meeting might otherwise have been presumed to have been the origin of the name.

It is therefore a question how far the SWORD BLADE COMPANY then in existence, and of which we will give a few particulars, was concerned in promoting the Insurance project.

At the breaking out of the war with France in the year 1689 a

Company of Sword Cutlers was erected by patent for making hollow Sword Blades, in the County of Cumberland and adjacent Counties, for the use of the army.

Though enabled to purchase lands, erect mills, and employ German artificers, it did not succeed as was expected.

The first patentees sold to a Company of Merchants in London, who purchased £20,000 per an. of forfeited estates in Ireland under authority of Acts Wm. III., c. 110, an Act for granting an aid by Land Tax and by the sale of forfeited estates in Ireland,
and 1 Anne, an Act for advancing the sale of forfeited estates in Ireland.

The Governor and Company for making hollow Sword Blades purchased amongst other property the Castle of Courtstown and other parts of the parish of Tullarvan from the Grace family.

"The Company was bound to support Government and the Protestant succession, as what they have in England and Ireland depend on the continuance thereof."

The Irish Parliament in the reign of Queen Anne, knowing that the estates had been purchased at low rates, would not permit the Company in its corporate capacity to take conveyances of lands lest they might prove too powerful. The Company was then obliged to sell its Irish estates.

1708-9. It was notified in the London *Gazette* that the Sword Blade Company had sent to Ireland to sell their estates on the terms of—

$\frac{1}{3}$ cash

$\frac{2}{3}$ as might be agreed.

The Company seems to have experienced some difficulties when proceeding with the sales, and presented the following case to Parliament.

The Case of the Governor and Company for making Hollow Sword Blades in England.¹

The said Company, upon encouragement and in pursuance of the late Acts of Parliament made in England for the sale of the forfeited and other Estates and Interests in Ireland, did purchase several of the said estates, and paid for the same towards discharging the publick Debt 208,867/. 5s. 10*1/4*d., besides incumbrances (decreed by the late Trustees for sale of those estates to be paid by the purchasers) amounting to upwards of 60,000/.

¹ Guildhall Library, 2284 L., Catalogue, page 903.

Several suits at law are already commenced (and others threatened for recovering from the Company great part of the said estates so purchased by them), amongst which is a suit for an estate for which the Company have paid 19,640*l.* And one estate is actually recovered from them by Judgment in Law for which the Company paid

to the publick 2,504*l.* 16*s.* 4*d.* ;

and for Incumbrances 967*l.* 7*s.* 8*d.*

By reason of which suits the Company's Tenants are greatly damaged and disquieted, the Company put to a great Expence in the Defence, and continually in danger of loosing many of the said Estates so purchased and paid for by them.

The Company were induced to make those purchases, depending upon the conveyances of the said Trustees made by authority of Parliament, to be a *sufficient, absolute, and indisputable* title, and are disabled from making any other Defence not having the Ancient Title Deeds, or other Evidences of any of the said Forfeitures purchased by them, such being generally secreted or kept from the said Trustees and the purchasers under them by the Forfeiting persons or their agents.

In consideration of the premises the said Company humbly hope the Honourable House of Commons will grant them such Relief therein as in their great wisdom and justice shall seem meet.

The Act 6 Anne, c. 34, was then passed.

Whereas the Governor and Company of the Sword Blade Company did (in pursuance of Acts of William III. re sale of forfeited estates in Ireland, etc.), purchase of Trustees sundry properties, and whereas divers actions and suits have been brought against several purchasers of estates under said Acts and the title to the same under the said Trustees have been called in question, and several judgments given in Ireland against some purchasers and one on writ of Error affirmed in Queen's Bench in England, and in House of Peers, whereby purchasers are in danger of having titles to estate so purchased further called in question and disputed, now for the quieting of the Governor and Company and other purchasers in possession of estates so purchased, Be it enacted, etc.

Parties claiming were to come in by a certain time or to be excluded.

Prior to 1708 the Company put forward some reasons against the clause for restraining all Corporations, but the Bank of England, from keeping cash or borrowing money payable on demand. The clause, if passed, would deprive the Sword Blade Company of franchises inherent to them as a Corporation. Interest never so low since the Revolution as since the Sword Blade Company and Bank of England kept cash, to which the Sword Blade Company greatly contributed.

In *May last* the Company advertised it would lend at 4 per cent. Until then the Bank of England had not disturbed the Sword Blade Company.

A private co-partnership of Bankers possessed of the obsolete Charter, retained the appellation of Sword Blade Company till after 1720.

In April, 1720, George Davis *alias* Green was sentenced to death for robbing the Sword Blade Company (he being their servant in the office), of several hundred pounds. Executed, 27 June, 1720.

The Sword Blade Company was intimately connected with the South Sea Company, and in a conference between the latter and the Bank of England (in 1720) it was urged that the Sword Blade Company should be allowed to come into an agreement which they were arranging with reference to some monetary transactions. By no means, replied Sir Gilbert Heathcote, the Governor of the Bank, for if the South Sea Company be wedded to the Bank he ought not to be allowed to keep a mistress. The event showed that the Bank acted with their usual prudence in not admitting the Sword Blade Company into partnership. That Company had hitherto been the chief Cash Keepers of the South Sea Company, and being almost drained of their ready money they were forced to stop payment on 24 Sept., 1720.

The Notes of the Sword Blade Company had been apparently in general circulation.

1720.

BRITISH Insurance Fire Office.

Walford gives the following announcement, which we have not succeeded in tracing :—

On the 16th February, 1720, there was also opened at the Three Ton Tavern in Sweething's Alley a subscription of 2,000,000*l.* as a fund for insuring houses and goods in any part of England from loss by fire. The subscribers were to pay no money as a deposit until a goldsmith was appointed, and notice thereof given, which deposit was then to be 2*s.* 6*d.* per cent.; and that a general meeting for choosing directors should be appointed as soon as the subscription was completed.

Daily Courant, 22 February, 1720.

Notice is hereby given that the receipts being deliver'd to the subscribers upon their deposits (into the hands of Messrs. Cox and Cleeve, Goldsmiths in Cornhill), upon a subscription of 2,000,000*l.* taken on Tuesday last (16 Feb.) at the Three Ton Tavern in Sweethings Alley for a general insurance on houses, household goods, wares, and merchandizes, etc., in any part of England from loss by fire. A general meeting of the said subscribers will be held Wednesday, at 3 p.m. at the Crown Tavern, upon special business relating to the immediate execution of this undertaking. All persons concern'd are desired to attend and bring their receipts with them, otherwise they will not be admitted. N.B.—If any honest and able watermen, who can

come well recommended, will apply themselves to William Wilcocks at the Marine Coffee House this day at 3 o'clock, may have their names enter'd in order to be elected firemen in the *British Insurance Fire Office* from Fire.

A similar advertisement was inserted in the *Daily Post* of 23 February, but therein it was stated that the meeting was to be held "tomorrow (*Wednesday*) at 3 p.m., at Swan Tavern, Cornhill."

Daily Post, 29 February, 1720.

Whereas a General Meeting of subscribers to the fund of 2,000,000*l.* taken at the Three Tun Tavern in Swithin's Alley for a General Insurance on houses and merchandize, etc., in any part of England from Loss by Fire by the name of the *British Society* was held the 24th Feby., at the Swan Tavern, Cornhill, when the Committee reported proceedings in this affair much to the satisfaction of the Gentlemen then present. This is to advertise another General Meeting to be held at the same place this day in order to concert proper methods to put this useful undertaking in immediate execution.

Post Boy, 14-16 April, 1720.

The Managers of the *British Society* for a General Insurance from Loss by Fire all over England intending to proceed immediately to Business, do therefore give notice to proprietors of receipts to come to George Strahan, Bookseller, Golden Gall (*probably Ball*) against the Royal Exchange, Cornhill, to execute the Deed of Settlement, and bring receipts to be entered for adjusting each proprietor's stock, from 16 April to 2 May. On failure they will be excluded.

Constant attendance of three Managers to take in receipts.

Daily Post, 22 April, 1720.

An advertisement from the *British* at the Fleece, Cornhill, calling on the proprietors to make their payments at Strahan's.

Daily Post, 5 May, 1720.

Some not having appeared at General Meeting 2 May, to pay, Managers will attend at the Virginia Coffee House on the 6th to receive money when defaulters will be excluded. Books were preparing by the Managers to go upon Business.

Post Boy, 7-10 May, 1720.

British proprietors of 20,000 shares to attend in the Great room at the Fleece Tavern from 10 to 2 and pay 17*s. 6d.* per share before 11 June.

The Society will issue out policies for insuring Household Goods and merchandize in any part of England on Wednesday next at the hours and place aforesaid.

Daily Courant, 23 May, 1720.

The *British Society* is ready to insure all over England. Daily attendance 10 to 4 in Great room at Fleece Tavern, till their own house is more commodiously fitted up. Transfer Books continue open till 1 June, then closed till 14th. 17*s. 6d.* per cent. to be paid (which with 2*s. 6d.* already paid equals 1*l.*) from 1 to 11 June.

Daily Post, 1 June, 1720.

Whereas notice has been for some time since given by the *British Society* for General Insurance, that the Transfer Books would be shut 1-14 June to receive a call of 17*s. 6d.* But the said Society being now making proper application for a full and legal sanction for their proceedings in so beneficial and useful undertaking for the publick have thought fit to defer receiving the said moneys till further notice, and do

hereby give notice accordingly. Transfer Books kept open at their House in Wallbrook.

Daily Courant, 9 June, 1720.

The *British Society*, making proper application to Parliament, for full and legal sanction for their proceedings, think fit to shut the Transfer Books on 11 June.

Post Boy, 21-23 June, 1720.

Meeting at Office in Walbrook this day on special affairs.

This Society was one of those which formed a subject of enquiry by the Parliamentary Committee, and Walford gives the following as an abstract of the principal facts placed before the Committee concerning it.

Mr. Matthew Snabling said that the subscription is completed ; and that between 17,000*l.* and 18,000*l.* is paid in ; and that he don't know that there is any premium upon it in 'Change Alley ; that most of the subscribers have signed the Deed of Association as after-mentioned ; and likewise that a petition is drawn in order to be presented to His Majesty for a Charter of Incorporation. That the subscribers have had several meetings and agreed to enter into a Deed of Association, which has been executed under the hands and seals of several of the subscribers ; which said Deed recites that the subscribers have concerted measures to carry on a design of a general insurance throughout England from fire ; and for raising two millions or so much thereof as shall be adjudged by persons impowered for answering all losses to the insurance by fire ; and therefore associate themselves, out of whom directors and auditors are to be elected to manage the said undertaking. That they declare that all moneys to be paid by the subscribers to the treasurers shall be only in trust for them, subjected to limitations, rules, etc., therein subscribed, viz. :

1. That all persons that are subscribers shall be bound with these presents and receive and bear profit and loss in proportion to their sums subscribed.

2. That the subscribers shall pay 5*%* per cent. at 5 payments, each payment to be made at 30 days' notice in some newspaper ; that there shall be two calendar months between each payment ; and that the subscribers making default shall forfeit 20*s.* for every 1000*l.* stock on every default, and not have any benefit till payment :

3. That the 5 per cent. and the accruing interest is declared to be a deposit in the hands of the treasurers to answer all losses ; which deposit-money shall be put out at interest on mortgages, or laid out on Government securities for the subscribers' use :

4. That the directors shall and may on any loss make such after-calls on the capital of 2,000,000*l.* as shall be necessary to preserve the deposit of 100,000*l.* from being lessened ; of which after-calls 3 calendar months' notice shall be given to the subscribers or their assignees. That they will insure any sum not exceeding 10,000*l.* on merchandize, etc., in brick or stone buildings ; and a sum not exceeding 5,000*l.* in timber buildings.

With several other rules and regulations therein particularly mentioned for the better government and carrying on the said undertaking.

However *bond fide* the intentions of the Managers of the Society may have been, the Parliamentary Committee did not form a favourable opinion thereof, and the petition to be incorporated for carrying on the undertaking was dismissed by advice of His Majesty's Privy Council.

Thus the concern came to an end.

1720.

SADLERS HALL Insurance.

Daily Courant, 16 February, 1720.

A Voluntary Subscription of *Two Million Pounds Sterling* for a General Insurance of Houses and Goods from Fire throughout England will be taken this day the 16th inst. at 2 in the afternoon at the Marine Coffee House in Birch Lane, 5s. per cent. to be paid at the time of subscribing into the hands of Mr. Stephen Ram, Goldsmith, Lombard Street, for the sole use and benefit of the Society under the direction of the gentlemen named in the preamble.

Daily Post, 17 February, 1720.

Whereas a Subscription of 2,000,000*l.* sterling for Insuring Houses and Goods throughout England from Loss and damage by Fire, was intended to be taken yesterday at the Marine Coffee House in Birch Lane, but by reason of the excessive crowd of people could not be there done ; the managers adjourned to the Feathers Tavern in Cheapside, but for the same reason did not there compleat it. The books will be again open'd to compleat the said subscription at Sadlers Hall in Cheapside tomorrow at 10 of the clock in the forenoon. N.B.—No persons will be admitted to subscribe but such as have letters from the managers, and shall there pay 5s. per cent. into the hands of Mr. Stephen Ram.

Walford says that the subscription contract was as follows :—

The subscribers agree to pay into the hands of Mr. Stephen Ram, Goldsmith, in Lombard Street, at the time of their respective subscriptions, 5s. per cent. in part thereof for the sole use and benefit of the intended Company.

That as soon as conveniently may be, public notice shall be given to the subscribers to meet and elect such and so many directors and managers as the majority present shall determine, at whose disposal the 5s. per cent. now paid and under whose direction the affairs of the intended Company or Joint-Stock shall then be or remain.

It is also agreed that if any subscribers shall refuse or neglect after public notice given to pay in such further part of the subscription as shall be ordered by the directors or managers, chosen as aforesaid, and impowered thereto by the General Court, such subscriber shall forfeit and lose for the benefit of the Society the 5s. per cent. paid on subscription, and be no longer deemed a member of this Society.

Daily Post, 19 February, 1720.

The Managers of the Subscription for two millions sterling for insuring Houses and Goods from Loss and Damage by Fire in England give notice that their Books will continue open this day 19th inst., at Sadlers Hall to receive the subscriptions of the rest of the gentlemen who have letters and could not yesterday subscribe by reason of the crowd, paying at the same time into the hands of Mr. Stephen Ram 5s. per cent. on their subscriptions, and whereas an advertisement was published yesterday in this paper that a subscription for two million for insuring Houses and Goods was to be taken that morning at the Swan and Rummer,¹ containing divers insinuations, therefore the abovesaid managers think fit to give this publick notice that they have no concern therein.

Daily Post, 20 February, 1720.

Sadlers Hall, 19 Feb., 1719 (*i.e.* 17^{1/2}).

The Managers appointed for taking the subscription for Two million sterling for

¹ General Insurance.

insuring houses and goods from Loss and Damage by Fire in England having this evening closed their Subscription Books, and the subscribers having paid into the hands of Mr. Stephen Ram 5s. per cent. on their respective subscriptions, give Notice that the time and place of delivering the receipts for the same will be appointed with all convenient speed, and also for admitting those few gentlemen who have letters and have not yet been able to subscribe the same.

The said Managers also give Notice that a General Meeting of all the subscribers is appointed to be holden at Sadlers Hall in Cheapside on Friday next 26th inst., at 11 o'clock in the forenoon on special affairs, where all are desired to be present.

Daily Post, 24 February, 1720.

Sadlers Hall, 24 February, 1719 (*i.e.* 1718).

The Managers of the Subscription for two million sterling to insure Houses and Goods from Loss and Damage by Fire in England give notice that their Secretary will attend with the Books this day from 3 to 5 in the afternoon at Mr. Stephen Ram's, Goldsmith, in Lombard Street, for admitting those few persons who had letters and could not before subscribe. The said Managers also give notice that a General Meeting of all the Subscribers is appointed to be holden at Sadlers Hall in Cheapside on Friday next at 11 o'clock in the forenoon on special affairs, where all are desired to be present.

Daily Post, 26 February, 1720.

The Managers of the Subscription for Two Million Sterling to insure Houses and Goods from Loss and Damage by Fire in England, give notice that the General Meeting of Subscribers appointed to be holden at Sadlers Hall on 26th is adjourned to 29th at 11 o'clock in the forenoon. Receipts for the 5s. per cent. paid will be delivered to the subscribers by Mr. Stephen Ram to-morrow, the 27th, at 10 o'clock in the forenoon, at the Fountain Tavern, Stocks Market.

This seems to be the proper place to introduce the following document, which is without date.

REASONS

Humbly offered by the *Sadlers Hall* Society for their establishment to insure Houses and Goods from Fire throughout England, with the security of a deposited Joint Stock.

Because the present Societys (except that called the *Sun*, which gives no security to pay Losses) do none of them extend their Insurance beyond London and to a few adjacent towns.

The present Societys having but small stocks will not insure to any large value; the *Sun* aforesaid insures no more than 500*l.* in any one policy, nor will any other Society insure above 1,000*l.* on goods in any one house or warehouse even in London.

Whereas many houses in divers parts of the Kingdom and the Furniture therein are of great value, and the stock of many Merchants and Traders amount to much larger sums then (*sic*) now be insured from Fire:

And because none of the present Societys give sufficient Security for making good the Losses even of those small sums they do insure:

That the establishment of a Society to insure *three-fourths* of the value of any houses or goods in England with a large Joint Stock deposited in the Hands of the Government to remain as a Security for their making good Losses would be of great service to the publick—preserve many Familys from ruin, and prevent the frequent occasions for Publick Briefs :

That the Undertaking was set on foot by a Society of Merchants and other large traders, who have not presumed to act under or make use of any *Old Charter* granted for other purposes

But have humbly petitioned His Majesty to grant them a Charter of Incorporation for the purposes aforesaid to enable them efectually to carry on a General Insurance of both Houses and Goods from Loss and Damage by Fire throughout England, and if His Majesty is graciously pleased to grant their request they do not aim at or propose to make any other use of His Royal Favour than to employ it for the common advantage and preservation of their own and the Estates of the Rest of their fellow subjects from Loss by Fire, and therefore they Humbly pray the favor of this Honourable House.

Daily Post, 29 February, 1720.

The Managers of the Subscription for two millions at Sadlers Hall for insuring Houses and Goods throughout England, being ordered to attend the Committee of the Honourable House of Commons this day, have adjourned the General Meeting fixed for to-day till further notice.

Daily Courant, 9 March, 1720.

Sadlers Hall—Notice to subscribers who have paid 5s. per cent. to Ram. Meeting to be held on 11 March on special affairs.

Daily Courant, 18 April, 1720.

A General Meeting of Company of Insurers of Houses and Goods from Fire throughout England, who lately subscribed at Sadlers Hall, is appointed to be holden at their Office, North side of Royal Exchange on 22nd.

None admitted without producing Receipts for 5s. per cent. paid to Mr. Stephen Ram.

Daily Courant, 6 June, 1720.

- Proprietors of subscription of two millions
- Commonly called *Sadlers Hall*.
- Office, North and East sides of Royal Exchange.

Daily Courant, 9 and 15 June.

Sadlers Hall Co. call for 4l. 15s. per cent.

As the proceedings of the *Sadlers Hall* Company, and also of Mr. Overall in connection with the Charter of the *Lustring* Company, were the subject of enquiry by the Parliamentary Committee, we will give such particulars as are reported by Mr. Walford.

It having been reported that the projectors of this (Overall's) enterprise had been attempting to purchase the Charter of the Lustring Trading Company, with a view to carry on their proposed business under its powers, the Parliamentary Committee made some inquiry upon the subject.

Mr. Overall, being examined before the Committee, said that what hath been transacted with the Lustring Company is that they have agreed to enlarge their capital, and thereby let in several persons into their Company.

Colonel Peter Racuse, Governor of the Lustring Company, produced their Charter to the Committee, and said that the Company had no dealings with Mr. Overall; but that Mr. Loome, concerned in the subscription taken at Sadlers Hall, *had been up and down with them about buying the Lustring Charter; but that it was not sold.* They have enlarged their capital in order for the more effectual carrying on the Lustring Trade; not to carry on an insurance.

As regards the *Sadlers Hall Insurance*,—

Mr. Loome, a manager of the said undertaking, being examined, said, that 4,095*l.* is paid in of the aforesaid subscription; and as yet they have no meeting of the subscribers: that what is bought or sold of the said subscription is about 15*s.* per cent. advance. That the persons wanting to subscribe crowding very much, part of the subscription was taken at the Feathers; and that he has not made one farthing advantage by any letters for admitting persons to subscribe. That one person subscribed 400*l.* or 500*l.* in Mr. Overall's Subscription, and that Mr. Overall got 6*d.* per cent. by all that subscribed; and that he had a scheme long before him.

Mr. Cooper, another manager, said that each subscriber signed a petition to be presented to His Majesty when they signed the subscription book; and that the whole 2,000,000*l.* is not subscribed; for that 300*l.* is reserved for divers persons in England, distant from London, and that no publication has been made that the subscription is full; and said that the receipts delivered to the subscribers were not transferable.

Mr. Waters said that he is called a manager; that one Mr. Thomas Brown, of Fish Street Hill, told him of the Subscription of Mr. Overall's, and desired him to subscribe and be concerned in it; but that they thought themselves injured by Mr. Overall; and thereupon set up another subscription, not thinking his good enough.

So far the evidence was in favour of the project. The committee desired to hear what could be said against the undertaking, and the following evidence was adduced:

Mr. Walker said that letters were given out for premiums for persons to be let into the aforesaid subscriptions; and that 20,000*l.* has been got by this stock, the managers thereof filling the subscription with letters of their own. That Mr. Overall's Insurance was first intended to be set up, and that the purport of the said letters were that if they could not come into Overall's Subscription, they should be admitted into theirs. That the methods of proceeding by the said managers were such that the 2*s.* 6*d.* per cent. paid in, in two or three days' time sold for 40*s.*; and those persons that the managers intended should subscribe had letters sent them, paying a premium for them. That when they found all the City run into a method of stock-jobbing, he did subscribe in some of them, and has been invited three several times to be a manager, which he refused; and that no trade has been minded since the several Subscriptions have been set on foot!

Mr. Overall said that he had been concerned in the Fire offices 4 or 5 years;¹ and that he published proposals for a subscription for insuring houses, which was set on foot the 15th inst.; and that Mr. Loome ingrafted upon his projection; and that the

¹ From the Deed of Settlement of the *Union* Fire Office it appears that Mr. Overall was one of its original Directors. What other Offices he was connected with, besides his own Scheme, we know not, unless he refers to the *United* Company.

agents of the *Insurance at Sadlers Hall* took 20 and 30 guineas from gentlemen to give them a power to subscribe. That the *Lustring Company's Charter* is in the hands of Colonel Peter Racuse, Governor of that Company; and that he has not contracted for that Charter: but that the present proprietors have come to a resolution to enlarge their capital. He said (on a later occasion before the Committee) that he had made several inquiries about letters that were sold for premiums, and had found several persons who had sold those letters; and that it was transacted in 'Change Alley by Mr. Mertin,¹ Mr. Edwards, Mr. Rogers, Mr. Samuel Butler, and Mr. Blackwell.

With reference to the *Lustring Company* we may mention that according to an announcement in *Daily Courant*, 19 March, 1720, the Company had 2,400 old shares, and they increased their stock by creating 10,000 new shares.

They called a special meeting for 29 March, and invited both old and new proprietors to attend. At that meeting it was determined that the proprietors of the 10,000 new shares should pay 20*s.* in the £ by 2 May at the Company's Warehouse in Bell Alley.

14 July. A meeting called. Legal opinion reported that they could by contributions of members augment and increase their stock, etc.

Weekly Journal, 27 August, 1720.

The Lords Justices taking into consideration the great trade in buying and selling stocks, not warranted by law, and the inconvenience in consequence arising, ordered writs of *Sci. fa.* to be issued against the Charters of several Companies, including the *Lustring Company*.

Sir F. M. Eden in his work on Insurance Charters is said to have stated that the *London Assurance Corporation* was founded on the Sadlers Hall project. Probably he thought so by Ram's Insurance having merged into the *London*, and Ram having been Goldsmith or Banker to the Sadlers Hall scheme.

We have evidence, however, that the *Sadlers Hall* merged into the *Royal Exchange Corporation*.

In the *Political State of Europe* (vol. xx., p. 460, 1720) full particulars are reported, from which we gather that

On the 11th Nov. 1720, a meeting of the subscribers was held at Sadlers Hall, when the managers informed them that they had agreed with the *Royal Exchange Corporation* that the proprietors of every 100*l.* receipt should have two shares in the capital of that Company, to which purpose the said Company would open books the next day. They were to deliver up their money and securities to the *Royal Exchange*. Those who did not approve the arrangement were to receive their money back.

On the original subscription 5*%* per cent. had been paid, most of which had been laid out in South Sea Stock at a very high price.

(*Walford.*)

On 21st November another meeting was held at Sadlers Hall at which it was reported that the *Royal Exchange* had resolved to dispose

¹ Mitford and Mertins, Bankers.

of several shares of the Capital Stock of their Company by subscription, to the present proprietors. It was stipulated in the late agreement that persons who had subscribed should have all privileges and advantages as old proprietors, therefore they were now informed that those who were willing might now sign for what number they would, not exceeding the number of shares to which they were entitled by their receipts.

Those who dislike, might refuse.

The *Sadlers Hall* Company failed to obtain its Charter and it is scarcely likely that it transacted business after such failure.

The *Royal Exchange* Corporation did not get their Charter for Fire Insurance Business until 1721.

We must therefore presume that the subscribers to the *Sadlers Hall Fire* Insurance were willing to accept Stock in the *Royal Exchange Marine* Insurance Corporation in exchange for their *Sadlers Hall* holdings.

Walford, in speaking of the *Royal Exchange Supplemental Charter for Fire and Life Insurance*, says :—

“ A separate stock was raised for these purposes. In the case of the *Royal Exchange* Fire, the *Sadlers Hall* subscription was made available.”

That subscription had, we conceive, already merged into the general capital of the Corporation under its first Charter.

There was a *Sadlers Hall Company* for the *Mutual Insurance of Ships*, which collapsed. We have no knowledge whether it had any connection with the Fire Insurance scheme.

1720.

ROSE Fire Office.

Daily Courant, 16 February, 1720.

At the Marine Coffee House in Birch Lane to-morrow, being the 17th inst., at 9 in the forenoon, books will be opened for taking subscriptions for raising *one million* of pounds sterling for insuring houses and goods from loss by fire in any part of England ; it being more beneficial than any office now in being.

Daily Courant, 19 February, 1720.

The *Rose Fire Office* Subscriptions for one million of pounds sterling which was the 17th of this inst. February completed, at the Marine Coffee House in Birch Lane, the receipts for the subscription will begin to be delivered out to-morrow the 20th inst. at ten in the forenoon, at the place abovesaid.

Daily Post, 22 February, 1720.

Rose Fire Office, February 19th, 1719 (i.e. 17¹⁹₂₀).

A great number of gentlemen and others having made application to be insured in this most beneficial office, it is thought convenient that it be immediately put on foot to issue out policies, and therefore it is propos'd that a general meeting of the subscribers who have completed the subscriptions of 1,000,000/. for carrying on the said insurance, be held on Tuesday 23rd at Marine Coffee House, Birch Lane, to chuse gentlemen to manage the affair of this office, and to issue out policies—*N.B.* On Monday next, Books will be left at the Marine Coffee House, and at John's, in White Lion Alley in Birch Lane, and at the Crown in George Yard, Lombard Street; in each of which will be all the subscribers' names to be view'd, in order for every member to have a free vote.

Daily Post, 26 March, 1720.

Subscribers or proprietors to the *Rose* Insurance from Fire are desired to meet at Virginia Coffee House, St. Michael's Alley, Cornhill, 29th inst., at 4 in afternoon on special affairs. None admitted without their receipts.

Daily Post, 14 April, 1720.

Every proprietor to pay 5s. per cent.

The Secretary and a person belonging to Messrs. Mitford and Merttins will attend to receive same at Virginia Coffee House, St. Michael's Alley, from 25 April to 2 May.

Daily Post, 10 May, 1720.

Notice given that the Managers having taken a house in Cornhill right against St. Michael's Church resolve to open Books of Transfer and go upon Business as soon as the same can possibly be got ready.

We think this refutes Walford's statement that the Office began business in April. As we do not find any further trace of the Office we presume it succumbed after the passing of the Bubble Act.

1720.

GENERAL INSURANCE.

Daily Post, Thursday, 18 February, 1720:—

Whereas on Tuesday 16th a subscription for raising the sum of 2,000,000 of money in order to insure Houses and Goods in all parts of Great Britain from Loss by Fire, was opened at the Marine Coffee House, Birch Lane,¹ and whereas it has been since deferred and none admitted to subscribe without letters from the Managers, this is to give notice that on Friday the 19th inst., at 10 o'clock in the morning, a Book will be opened at the Swan and Runner in Finch Lane for raising the said sum of 2,000,000 of money more effectually to carry on the same design of Insuring Houses and Goods through all parts of Great Britain, where all persons upon paying 2s. per cent. shall be impartially admitted to subscribe, and the said money will be deposited in the hands of the Directors of the Bank till the said Company shall be fully established.

¹ Sadlers Hall Insurance.

INSURANCE AGAINST THEFT, ROBBERY AND FIRE, 1720. 139

Daily Post, 20 February, 1720.

Whereas yesterday a Book was opened at the Swan and Rummer in Finch Lane, for taking in a subscription of Two million of pounds sterling for a *General Insurance of Houses and Goods throughout Great Britain*; but whereas the managers have thought fit to take only subscriptions for one million, which sum is compleated, and the books shut, this is to give notice that the 2s. per cent. is actually paid into the hands of the Directors of the Bank, the 6d. per cent. being deducted according to the preamble of the said subscription, and receipts will begin to be delivered out at the Swan and Rummer Tavern aforesaid on Monday the 22nd inst., at 3 in the afternoon. The subscribers are also desired to meet on Wednesday at the aforesaid place at 5 o'clock in order to chuse Directors, and proceed to a final establishment.

In Daily Courant of 20 February the day of meeting was stated to be Tuesday.

The 2s. 6d. per cent. paid on these subscriptions soon ran up to £8.

The petition of several of His Majesty's loyal subjects of the City of London and other parts of Great Britain thereto subscribing, praying to be incorporated for carrying on a General Insurance from Losses by Fire within the Kingdom of England, was considered by the Lords Justices in Council at Whitehall on 12 July, 1720, and dismissed.

We therefore conclude that, like the other schemes, it dropped. Walford, however, in *Post Magazine*, Jan., 1885, stated "discontinued 1726, burnt out." We cannot think they commenced business after the Charter was refused, and we have no idea upon what information Mr. Walford founded his statement as to time and cause of its discontinuance.

The allegation that the Company was burnt to death may only have been an ingenious way of accounting for an inability to trace the career of the Office.

This *General Office* must not be confounded with that referred to in Chapter IV.

1720.

INSURANCE AGAINST LOSS FROM THIEVES AND ROBBERS AND BY FIRE, Etc.

Daily Post, 29 February, 1720.

This is to give notice that Books will be this day opened at Cooper's Coffee House, the corner of St. Michael's Alley, Cornhill, for taking a subscription of Two million of pounds sterling as the Company's Stock, for preventing and suppressing Thieves and Robbers; and for insuring all persons Goods and effects from the same, and *also from Fire* and other casualties, both by Sea and Land. And whereas the Undertakers hereof having already applyed unto his Majesty for a patent or Charter to incorporate a Company for this purpose, and has obtained a Reference for passing the same, Every subscriber hereunto must pay 6d. per cent. at subscription and 6d. per cent. when they receive their receipts and the Abstract of the Charter with the Scheme of Settlement; And must also deliver their names with the sum they subscribe for, in writing unto Mr. Francis Richardson at the place aforesaid, which will then be enter'd, and the subscriber thereby receive all proportionable Benefit and Advantage

that may or shall arise and accrue unto the said Company, which will be more considerable than any other Society whatever, and plainly demonstrated by the Scheme reciting the Advantages allowed the Company and Proprietors by the Charter to be published for that purpose.

N.B. No person to subscribe for above 20,000*l.* and none less than 500*l.*

Daily Post, 1 March, 1720.

Whereas Books were opened at Cooper's Coffee House in Cornhill for taking in a subscription of Two million pounds sterling as the Company's Stock for preventing and suppressing Thieves and Robbers both by Sea and Land, and for insuring all persons goods from the same, and also from Fire and other casualties, pursuant to the tenure (*sic*) of the advertisement published in the *Daily Post* of yesterday for that purpose, And whereas it was maliciously and scandalously reported that one Jonathan Wild was concerned in the said Undertaking, this is therefore to inform the publick that such report is entirely false, for by virtue of the Patent or Charter to be passed for erecting and establishing the subscription into a Company, it will entirely prevent and suppress the said Jonathan Wild and his accomplices. And the profits arising to the Company by the said Patent will be more advantageous than those of any other Society whatsoever, and every subscriber will be his own Banker, and not deposite any Sum of Money but what they pay at subscription, and the money subscribed to be disposed of by the direction and appointment of the Company when incorporated.

And for the better conveniency the Books are removed unto the Black Swan Tavern in Bartholomew Lane, behind the Royal Exchange, at which place they will be continued open until the Subscriptions are compleated.

Mist's Journal, 27 February, 1720.

Notwithstanding the notice that Parliament has been pleased to take of Bubbles in general, we find they are still hotly pursued in Change Alley. Though we would not willingly offend, yet because we have two excellent projects by us which promise to be more extensive in their advantages to the publick than any yet on foot, we shall therefore presume to recommend them as the best that ever appeared in Bubble Market, and consequently less liable to the animadversions of our superiors.

We will only mention the names of these two excellent projects.

1. A Company for melting down Carpenters' chips and sawdust, and running them into planks and boards.

2. A Company for cleaning shoes. Capital 500,000*l.*

Applebees' Original Weekly Journal, 5th March, 1720.

Alluding to Roman luxury, speculative projects, lotteries, etc., the writer said—

Our cunning men are now carrying on a cause very much like those that are past, but infinitely more extravagant than all of them, though I believe it will prove less detrimental than many of them, because they are already multiplyed to that degree that the Sharpers alias projectors are infinitely too numerous for the Bubbles.

He then enumerates 16 and amongst them :—

Insurance on Houses, etc., at Three Tun Tavern (*British*).

" " " Sadlers Hall.

" " " Swan and Rummer (*General*!).

Insurance against Thieves, etc., Coopers.

1720.

GLOBE Fire Office.

Daily Post, 23 April, 1720.

A Subscription for *Two Millions* will be taken for Insuring Houses, Household Goods, Wares, and Merchandise from Loss by Fire all over England, by the GLOBE FIRE OFFICE, at the Ship and Castle Tavern, Cornhill, this morning from 8 to 12, and from 2 to 6 in the afternoon.

No further notice of this scheme is traced.

Second Scheme. Fire Insurance combined with Building Operations.

Daily Post, 9 June, 1720.

Several gentlemen, considering the ruinous condition of the greatest part of the buildings within the Bills of Mortality, and of most of the towns in England, and being sensible of the many disadvantages constantly attending private contracts, have resolved to enter into a Co-partnership of 3,000,000/. for building or re-building houses, or any other edifices on new or old foundations, in any part of England, upon such easy terms as will be exceeding beneficial to the publick in general, as well as very advantageous to the proprietors. They design also to Insure Houses and Goods in any part of the Kingdom from Loss and Damage by Fire, at an easier rate, and upon a more sure foot than any yet advanced. And to prevent mean people from being concerned in this beneficial undertaking, every person that is admitted must pay 1*s.* per cent. or 10*s.* per share for "permits" of 1000*l.* each, which will be deliver'd out this morning at 9 o'clock, at the Globe Tavern in Stocks Market. No person to be allowed more than ten shares for himself, nor less than one. And as soon as the permits are deliver'd out, notice shall be given in this paper for the persons concerned to pay 5*s.* per cent. (in order to proceed immediately upon business) into the hands of an eminent banker, who will give his accountable receipt for the same, to be returned upon demand, if any person should be dissatisfyed.

These permits were, we believe, sold for a very high price.

The *Globe* with its permits quickly collapsed and it is supposed that this was the last of the real Bubbles in England. "Such pernicious projects and undertakings were first set on foot and promoted by crafty knaves, followed up by covetous fools—true Bubbles by which 1½ million sterling was lost or won."

The sums intended to have been raised by all the Concerns amounted, it is said, to about 300,000,000/.

Before closing the List of Bubbles we would call attention to a scheme called

HAND and SUN Fire Office.

The following advertisement seems to have appeared early in June, 1720, in *St. James' Post*, and *St. James' Evening Post*, but the papers of that date are not in the British Museum. We however found it in *Daily Courant* of 16 June.

A member of the *Sun* Fire Office, for good reasons, gives notice of a new office of insurance for goods and houses in all parts of Great Britain by the name of the *Hand and Sun* Fire Office ; upon much easier terms, and upon a solid foundation. That a hundred persons will be sharers with him in the said insurance which will be set on foot with the utmost speed, and wherein all persons concerned will have a just accompts of profit and loss. N.B.—A salt work will in a short time be built at or near the mouth of the river, to supply the fishery, and furnish the town with the finest of bay salt.

The reply of the *Sun* Fire Office was as follows :—

Daily Post, 9 June, 1720.

Whereas a scandalous advertisement was inserted in the *St. James's Evening Post* of Tuesday last, and the *St. James's Post* of yesterday, in the name of a member of this office, pretending to set up an office of insurance after a new method. The Company think fit to inform the publick that they are utter strangers to the projector, and abominate such vile practices ; the design of which (without doubt) is only to impose upon, and bubble, the credulous part of mankind out of their money.

N.B.—Whatever protection this may be, it is very certain that it can't exist, because it is directly within the clause of the new Act of Parliament against the bubbles.

A similar advertisement appeared in the *Daily Post* of 10 June, wherein the word "protection" was altered to "projection."

Probably the second advertisement was inserted in order to correct the manifest error in the first. Walford says :—

We had suspected Povey in regard to the first advertisement—the office had this year discontinued issuing his paper, the *British Mercury*. But the statement that the Company were "utter strangers to the projector" appears to refute such a supposition.

Yet in *Post Magazine*, 1885, Walford says "Povey again."

Under *Hand and Sun* Fire Office (*Cyclo.*, vi. 5), Walford promised more particulars in the History of the *Sun*, which however was never published, the work ceasing with the first part of vol. vi. Povey never had anything to do with the *British Mercury*, which paper ceased to exist in 1716.

We feel convinced that Povey was not concerned with the advertisement. He would not have jeopardised his pension.

We do not believe that it was any real scheme, but that the advertisement was simply intended as a squib suggested by some of the projects which had been announced.

The name was an amalgamation of those of two of the older Companies.

The N.B. respecting a saltwork fully justifies, we think, such an opinion as we have suggested.

THE BUBBLE ACT.

6 Geo. I. c. 18 having been passed, the 18th section gave the death-blow to numerous schemes.

It was as follows :—

XVIII. And whereas it is notorious that several undertakings or projects of different kinds have at some time or times since the 24 June 1718, been publickly contrived and practised, or attempted to be practised, within the City of London and other parts of this kingdom, as also in Ireland and other His Majesty's dominions, which manifestly tend to the common grievance, prejudice and inconvenience of great numbers of Your Majesty's subjects in their trade and commerce, and other their affairs; and the persons who contrive or attempt such dangerous and mischievous undertakings or projects, under false pretences of publick good, do presume according to their own devices and schemes to open books for publick subscriptions and draw in many unwary persons to subscribe therein towards raising great sums of money, whereupon the subscribers or claimants under them do pay small proportions thereof, and such proportions in the whole do amount to very large sums; which dangerous and mischievous undertakings or projects do relate to several Fisheries and other affairs, wherein the trade, commerce, and welfare of Your Majesty's subjects, or great numbers of them are concerned or interested: And whereas in many cases the said undertakers or subscribers have since the said 24 June 1718, presumed to act as if they were corporate bodies, and have pretended to make their shares in stocks transferable or assignable, without any legal authority, either by Act of Parliament or by any Charter from the Crown for so doing; and in some cases the Undertakers or Subscribers since the 24th June 1718 have acted or pretended to act under some Charter or Charters formerly granted by the Crown for some particular or special purposes therein expressed, but have used or endeavoured to use the same Charters for raising Joint Stocks and for making transfers or assignments, or pretended transfers or assignments for their own private lucre, which were never intended or designed by the same Charters respectively; and in some cases the Undertakers or Subscribers since the said 24th June 1718, have acted under some obsolete Charter or Charters, although the same became void or voidable by non-user or abuser, or for want of making lawful elections, which were necessary for the continuance thereof; and many other unwarrantable practices (too many to enumerate) have been and daily are, and may hereafter be contrived, set on foot, or proceeded

upon, to the ruin and destruction of many of Your Majesty's good subjects, if a timely remedy be not provided.

It was then enacted that after 24 June, 1720, all undertakings tending to the prejudice of trade, etc., and all subscriptions thereto, or presuming to act as corporate bodies without legal authority, or acting upon obsolete Charters, were illegal and void, to be deemed publick nuisances, and would incur praemunire.

After the passing of the Act the King issued a proclamation¹ 11 June, 1720, expressing a determination to cause the same to be effectually put in execution.

The Act was not to extend (Sec. 22) to any undertakings, matters or things settled established or practised in point of time before 24 June, 1718, nor to the South Sea Company, and Sec. 12 declared that private people might continue to insure.

Bubble Companies were now effectually stopped. "In truth the men and their projects were nearly all swept away in the financial crash which was the result of the break up of the South Sea Company."

In July, 1720, it was stated that they were actively at work in Holland,² to set up Insurance Companies similar to the *Royal Exchange* and *London Corporations*.

Mist's Weekly Journal, 27 August, 1720.

Good people there (in Holland) were deeply engaged in the Bubbling trade. Their Offices of Assurance, however numerous, continue to increase and almost every town of note has one.

Most appear to be public nuisances, and deceitful to the greatest degree, yet the gain is so large to adventurers that few or none meet with any discouragement from authority.

Hendriks says that at Amsterdam there seemed to have been almost as many Insurance projects as in London.

A question naturally arises what induced Parliament thus to fix upon the date of 24 June, 1718.

The transactions of and with the *York Buildings Company for raising Thames Water*, which assumed the character of a Bubble, were in 1719; the *Bristol Crown Office*, which was not a Bubble, was founded in 1718. Were these circumstances a reason for adopting the date of 24 June, 1718? Or were there any other schemes between the two dates, of which we have no knowledge, and which justified the appellation of Bubbles being given to them?

¹ *London Gazette*, 11-13 June, 1720. *Political State*, xix., pp. 650 to 655.

² *Original Weekly Journal*, 4 June, 1720.

Or was the date fixed with reference to the proceedings of the *Mines Royal*, etc.? (p. 154).

Meanwhile there were proceedings before the Lords Justices in Council.

In Feb. 17¹⁹₂₀ the acting members of the *Sun* Fire Office appointed a Committee to take care of the interests of the Office in opposition to the many schemes then erecting, and in June, 1720, they nominated a Committee to enter a caveat against a Charter for insuring houses and goods.

Walford writes—

On 12 July, 1720, their Excellencies the Lords Justices being in council at White-hall, took into consideration the many inconveniences arising to the public from several projects set on foot for raising of Joint Stocks for various purposes, and that a great many of His Majesty's subjects have been drawn in to part with their money on pretence of assurances that their petitions for patents and charters to enable them to carry on the same would be granted; to prevent such impositions, their Excellencies that day ordered the said several petitions, together with such reports from the Board of Trade, and from His Majesty's Attorney and Solicitor-General, as had been obtained thereon, to be laid before them, and after mature consideration thereof, were pleased by advice of His Majesty's Privy Council to order that the said petitions be dismissed. There were only two relating to Fire Insurance projects, viz.:¹

1. Petitions of several Citizens, Merchants, and Traders in London, and other subscribers to a *British* Stock for a General Insurance from Fire in any part of England, praying to be incorporated for carrying on the said undertaking.

2. Petition of several of His Majesty's loyal subjects of the City of London and other parts of Great Britain thereto subscribing, praying to be incorporated for carrying on a *General* Insurance from Losses by Fire within the Kingdom of England.

No notice is taken of *Sadlers Hall* Fire Insurance scheme. Had they withdrawn their scheme with the idea of amalgamating with the *Royal Exchange*?

The List of Bubbles given by Boyer in *Political State* is 86, and number of petitions dismissed 18. Amongst the latter was Burges' scheme for a Harbourg Company.

The Bubble Act was repealed 5 July, 1825 by an Act 6 George IV. c. 91.

An Act to repeal so much of an Act passed in 6 Geo. I. as relates to the restraining several extravagant and unwarrantable practices in the said Act mentioned, and for conferring additional powers upon His Majesty with respect to the granting of Charters of Incorporation to trading and other Companies.

All affairs were to be dealt with by Common Law.

In *Daily Post*, 13 June, 1721, and in several papers for a short time afterwards, there appeared the following announcement:—

All persons that became concerned last year 1720 in any kind of undertakings

¹ *Political State*, vol. xix. Brit. Mus., pp. 3400. The Statement there given begins "The Lords Justices taking notice that notwithstanding the Act and proclamation several of the late fraudulent and illegal projects called Bubbles are still carrying on."

commonly known by the name of Bubbles, and all such who have any Receipts, Permits, Shares, Bills of Sale, Assignments, Indentures, etc., for which money was paid to the Undertakers or Projectors, as well as all such who before or after the 24 June, 1720, were deluded to give up their receipts or permits, etc., under pretence of having their names enter'd in such Societies Books to entitle them to the advantages of their Stock, are desired to come and bring their Titles or the best proof they have of such Title to the Flower de Luce, a Stationer's in Birch Lane, where attendance will be given every day this month of June from 10 a clock in the morning till 1, and from 2 till 6 in the evening to take an account of the said Titles in order to recover from the Projectors the sums paid to them, the proposer hereof being fully satisfy'd that money may be recover'd and well instructed of the manner of doing it.

We know not the result.

Originally all Joint Stock Companies not incorporated by Charter from the Crown were, in the contemplation of the law, partnerships, of however many individuals they might be composed, and were affected by the laws incident to partnerships.

At first it was recognized that 12 persons might insure, or guarantee each other, but it was soon found impracticable to limit the number. Whatever the number, they were all regarded as partners, and had only the rights and liabilities of partners.

The Bubble Act aimed at preventing the raising of a capital stock by means of transferable shares. The reasons entertained by the Law Officers of the Crown against the desirability of transferable stocks were stated by the Attorney General in 1807 in connection with the Gambling Act.

"One of the special objects of the Act was to prevent numbers of persons clubbing together, with transferable shares, for the purpose of carrying on trade. It was considered as a crafty expedient to enable the original projectors, after having possessed themselves of the Joint Stock and Subscription Funds, to withdraw themselves from responsibility; but if the shares are not transferable then the loss and ruin will fall, as it ought, upon the original projectors."

BUBBLE LITERATURE.

During the Bubble Mania a pack of Playing Cards was published in illustration of the prevailing folly. Each card contained an engraving representing the object of one of the numerous Companies that grew up round the greater Bubble of the South Sea Scheme, with an epigram in four lines underneath. These epigrams were by the author of the *South Sea Ballad* to which we shall presently refer.

The Seven of Clubs was on Fire Insurance.

Projecting sure must be a gainful trade,
Since all the elements are bubbles made;

They're right that gull us with the dread of fire :
For fear makes greater fools than fond desire.

The Six of Diamonds was on Marine Insurance.

In vain are all Insurers—for still
The raging winds must answer Heav'n's will ;
To what wise purpose do we then insure,
Since some must lose whate'er the seas devour ?

The Six of Spades was on Life Insurance.

Come all ye gen'rous husbands with your wives,
Insure round sums upon your precious lives ;
That to your comfort, when you're dead and rotten,
Your widows may be rich when you're forgotten.

Somewhat similar Bubble Cards were published in Holland.

Swift wrote in 1721 a piece of fifty-five stanzas, called the

SOUTH SEA PROJECT.

It was rather severe.

The following lines refer to Garraway's Coffee House in Change Alley.

There is a Gulf where thousands fell ;
Here all the bold Adventurers came ;
A narrow sound, though deep as hell—
Change Alley is the dreadful name.

Meantime secure on Garway Cliffs
A savage race by shipwrecks fed,
Lie waiting for the founder'd skiffs
And strip the bodies of the dead.

BATTLE OF THE BUBBLES.

Under the following title :—

The Battle of the Bubbles, showing their several Constitutions, Alliances, Policies and Wars from their first sudden rise to their late speedy decay.—By a Stander-by—

there was published in 1720 a tract of forty pages, of which a copy exists in the library of the London Institution.¹

¹ Index of subjects, "Bubbles." This pamphlet is bound up with sundry others.

It was printed and sold by A. Moore, near St. Paul's. Price 6d.

Bubbles are called Beasts which met in Exchange Alley.

Conceived in a Garret in York Buildings facing the Thames.

Father, Trickster—an Englishman.

Mother, Avaritia—Dutch.

The first born being Oceana.

Their offspring consisted of 365 Brutes.

No allusion is made to Fire Insurance projects.

ON BUBBLE COMPANIES.

By Fire and Life Insurers next
 I'm intercepted, pester'd, vex'd
 Almost beyond Endurance ;
 And though the schemes appear unsound,
 Their advocates are seldom found
 Deficient in Assurance.

THE SOUTH SEA BALLAD.

appeared in *London Journal*, 27 August—3 September, 1720.¹

This celebrated song is said to have been sung about the streets of London for months together. It is also stated that it helped not a little to bring stock-jobbing into discredit, but Bubbling had ceased some time before this publication of the ballad in the *London Journal*. It might possibly have been sung from broadsides prior to such publication.

A SOUTH SEA BALLAD;

OR,

MERRY REMARKS UPON EXCHANGE ALLEY BUBBLES.

To a new tune called "The Grand Elixir ; or, the Philosopher's Stone discovered."

I.

In *London* stands a famous pile,
 And near that pile an Alley,
 Where merry crowds for riches toil,
 And Wisdom stoops to Folly.
 Here Sad and Joyful, High and Low,
 Court Fortune for her graces ;
 And as she smiles or frowns, they show,
 Their gestures and grimaces.

¹ Brit. Mus.

2.

Here Stars and Garters do appear,
 Among our Lords the Rabble ;
 To buy and sell, to see and hear,
 The *Jews* and *Gentiles* squabble.
 Here crafty Courtiers are too wise
 For those who trust to Fortune ;
 They see the cheat with clearer eyes,
 Who peep behind the Curtain.

3.

Our greatest Ladies hither come,
 And ply in chariots daily ;
 Oft pawn their Jewels for a sum
 To venture 't in the Alley.
 Young harlots, too, from *Drury Lane*,
 Approach the '*Change* in coaches,
 To fool away the gold they gain
 By their obscene debauches.

4

Longheads may thrive by sober rules,
 Because they think, and drink not ;
 But Headlongs are our thriving fools,
 Who only drink, and think not.
 The lucky rogues, like spaniel dogs,
 Leap into South Sea Water,
 And there they fish for Golden Frogs,
 Not caring what comes a'ter.

5.

'Tis said that Alchemists of old
 Could turn a brazen Kettle,
 Or leaden Cistern, into gold,—
 That noble tempting metal ;
 But if it here may be allow'd
 To bring in Great with small things,
 Our cunning *South Sea*, like a god,
 Turns nothing into all things !

6.

What need have we of *Indian* wealth,
 Or commerce with our neighbours,
 Our constitution is in health,
 And riches crown our labours.
 Our *South Sea* Ships have golden Shrowds,
 They bring us wealth, 'tis granted,
 But lodge their treasure in the clouds,
 To hide it till it's wanted.

7.

O *Britain!* bless thy present state,
 Thou only happy nation ;
 So oddly rich, so madly great,
 Since Bubbles came in fashion !
 Successful Rakes exert their pride,
 And count their airy millions ;
 Whilst homely drabs in coaches ride,
 Brought up to town on pillions.

8.

Few men, who follow reason's rules,
 Grow fat with *South Sea* diet !
 Young Rattles and unthinking Fools
 Are those that flourish by it.
 Old musty Jades and pushing Blades,
 Who've least Consideration,
 Grow rich apace ; whilst wiser Heads
 Are struck with Admiratiⁿon.

9.

A race of men, who t'other day
 Lay crush'd beneath disasters,
 Are now by Stock brought into play,
 And made our Lords and Masters.
 But should our *South Sea Babel* fall,
 What numbers would be frowning !
 The losers then must ease their gall
 By hanging or by drowning.

10.

Five hundred millions, notes and bonds,
 Our Stocks are worth in value ;
 But neither lie in goods or lands,
 Or money, let me tell ye.
 Yet tho' our foreign trade is lost,
 Of mighty wealth we vapour ;
 When all the riches that we boast
 Consists in scraps of paper.

The Bubbles were turned to ridicule in a multitude of songs and satirical pieces, squibs and pamphlets of all descriptions.

Two dramatic pieces are said to have been advertised.

"The broken Stock-Jobbers," a farce, "as lately acted by His Majesty's Subjects in Exchange Alley."

"South Sea, or the Biter Bit."

Ladies, when playing at cards, if a knave turned up, are said to have cried,—

"There's a director for you."

One caricature, advertised in *Post Boy*, 21 June, 1720,

"The Bubblers bubbled, or the Devil take the Hindmost," is stated "to be represented by a great number of figures."

We failed to trace the advertisement.

Another called the "World in Masquerade" was greatly recommended, for that it was "represented in nigh eighty figures."

A LEARNED DISSERTATION upon OLD WOMEN, male and female, spiritual and temporal, in all ages, whether in Church, State or Exchange Alley.¹ 1720.

"One Evil cometh from the dull heart of the City, and we are enchanted by a *Stupid Kennel of Stock-jobbers*, who cheat us out of our Money, of our Sex, and then stand Godfathers to us, and by way of tender derision christen us Bubbles.

"Let us my Brethren and Countrymen either properly and patiently put on Petticoats or resume our manhood and shake off this shameful delusion, this filthy joke, put upon our necks by dull rogues from Jonathan's ;² plodding Dunces ! who carry their souls if they have any in their pockets, and who if you take them out of the Alley, have not the understanding of Carmen nor the agreeableness of Baboons."

¹ Bodleian Library.

² See Coffee Houses.

CHAPTER VIII.

1720-1728.

THE CHARTERED COMPANIES:—ROYAL EXCHANGE; LONDON ASSURANCE.—LLOYDS.—SCOTLAND: FRIENDLY SOCIETY.—IRELAND: GENERAL INSURANCE.—COFFEE HOUSES.

THE CHARTERED COMPANIES.

THE Bubble Act, 6 Geo. I. c. 18, passed in June, 1720, empowered His Majesty to grant two Charters for assurance of ships, etc.

Prior to the grant of the Charters it was stated in *London Journal*, under date 2-9 July, 1720.

The two new Offices of Insurances here grow up to a monstrous height, and 'tis said they are going to take in Subscriptions for 800,000*l.* at 200 per cent., and it will be so hard to get into it at that price that people offer to buy these subscriptions at 20 per cent. advance already. In a word the people are bent upon projects, and where they can come in they give any price. All the Bubbles are effectually broke and come to nothing.

On 12 July, the same day when the Lords Justices in Council dismissed numerous petitions for Patents and Charters for Bubble Companies, Charters were granted to the

ROYAL EXCHANGE ASSURANCE,
LONDON ASSURANCE,

for Marine Insurances.

It is said that neither Company made much progress at first, and were hawked about in Change Alley with Companies for importing Jackasses and for fatting Hogs.

The above statements seem to place the two Companies in the category of Bubbles, but we shall presently see that the *Royal Exchange*, at the commencement, repudiated the notion that there was any attempt on their part to blow up their stock.

ROYAL EXCHANGE ASSURANCE.

Although the first Charter of the *Royal Exchange* is dated 1720, we must go back for many years in order to trace the foundation of the Society.

In 1564 Letters Patent were granted to the *Mines Royal* Company.

In 1568 the Society was incorporated as The Governors, Assistants, and Commonalty of the Mines Royal. In the same year was also incorporated another Company as The Governors, Assistants, and Society of Mineral and Battery Works.

About the year 1714 these Societies seem to have amalgamated under the name of

“MINES ROYAL, MINERAL, AND BATTERY WORKS,”

which however had then no connection with Insurance.

In 1718 they determined to enter upon Marine Insurance.

This is explained by the following statement :—

Amongst the schemes of the time was one—the Mercers' or Case Billingsley's Insurance (Marine).

We found in the British Museum¹ a pamphlet with the following title :—

MERCERS' HALL.

A List of the names of the Subscribers for raising the Summe of One Million Sterling as a Fund for Insuring Ships and Merchandise at Sea, which Subscription was begun the 12 August, 1717, and compleated the 16 January, 1717–18.

Of the Subscribers few names were recognized by us, but we may mention

Case Billingsley,

Case Billingsley, junr.,

John Billingsley,

Lord Onslow,

Capt. Thomas Panuwell,² } Directors of *Royal Exchange*.

On the top of the title page was a MS. note,

ROYAL EXCHANGE ASSURANCE.

The *Mercers' Hall Marine Company* petitioned for a Charter, as did also at the same time another body of Knights, Citizens and Merchants

¹ Brit. Mus., 8225 a. 38.

² It is not clear whether the name should be Panuwell or Pannwell. We have adopted the former name from the mode of spelling used in some printed Documents.

having a similar object, and like amount of subscribed Capital, of which Sir John Williams was the Leader.

It being uncertain which Body would be able to secure the desired Charter, the two united and formed one body, which later on assumed the name of *Royal Exchange*. This was in 1718.

That name is supposed to have been suggested by the new Company becoming Tenants of some of the unoccupied rooms in the Exchange.

As the progress before the Privy Council was very slow, the Subscribers determined (under high legal advice) to commence business under the title of the Court of Assistants of the Mines Royal, Mineral and Battery Works, and in the course of about nine months before the date of the Charter they insured about two millions sterling.

On 22 Sept., 1718, Thomas Lord Onslow (formerly Speaker of the House of Commons, and uncle of the celebrated Speaker Onslow), was chosen Governor of the Company for Insuring Ships, which had been working under the name of Mines Royal, etc.

Such election led to the Company becoming generally known as *Onslow's Insurance*.

We can scarcely think that the Company would have adopted the name of Mines Royal, etc., if the Knights, Citizens and Merchants, who were the Subscribers to the rival Company to the Mercers, had not belonged to the Mines Royal Company.

We find the following announcements :—

1719. January. A Committee was appointed to manage the affairs of insuring ships and goods by the Societies of Mines Royal, Minerals and Battery Works.

Two of the members were Wm. Astell and Capt. Panuwell—the party above referred to.

1719. *Daily Courant*, 3 March. The Societies gave notice that having received the first payment from Subscriptions towards a Joint Stock for assuring Ships and Merchandizes, they would begin Business on 9 March at their Office in Royal Exchange. Disputes would be referred to Arbitration or Law.

Process to be served on the Secretary.

No Officer of the Corporation to make or cause to be made from abroad any Insurance with the Corporations.

Then there appeared a sheet,

*Reasons humbly offer'd against the Societies of the Mines Royal, Mineral and Battery Works, who have undertaken to insure Ships and Merchandizes at Sea without a Charter.*¹

The Attorney and Solicitor General had given opinions against the granting of a Charter. Since then the persons concerned, losing hopes after the Reports of the Attorney and Solicitor General, pur-

¹ Brit. Mus., 357 b. 3.
6

chased two obsolete Charters of James I., granted for other uses ; and under the title of

Governor etc. of Mines Royal, Mineral and Battery Works had undertaken and carried on the business of Insurance for eleven months.

At first the projectors asked 1 per cent. on Two millions. By various plausible statements and sundry promises and hopes they raised a Stock of 300,000*l.* As so profitable, the same people set three or four other projects on foot, and had given birth to a scandalous number of projects, many families were ruined, and Parliament was called upon to stop what had turned people's heads from trade.

The following must, we think, be deemed to be a reply to the above :—

Reasons humbly offered by the Societies of Mines Royal, Mineral and Battery Works, who insure Ships and Merchandise with the Security of a Deposited Joint Stock.¹

They stated that the chief part of Marine Insurances was done by people of small substance.

They advocated a Joint Stock Company, and stated that many merchants were in favour of a Corporation, even some who at first were opposed to it. It was elsewhere stated that on 25 Jan., 1718, 286 merchants had petitioned for the establishment of such a Company.

The arguments in favour of a Charter were more than those against it.

The Attorney and Solicitor General, it is true, made a report against the grant of one, but the Lords Commissioners of Trade had no objection thereto.

The Charters of the Mines Royal, Mineral and Battery Works were not obsolete, as they still carried on the business for which the Charters were granted.

The proprietors, 400 in number, hoped for a Charter.

The records of the *Royal Exchange* show that the Company entered on business with a perfect knowledge of how to conduct it.

Sir J. Williams gave evidence before a Committee of the House of Commons, as to the funded property of the Company, the amount of business transacted, cash in bank, etc.

It is said that so far from attempting to blow up their stock, as apprehended by some witnesses, they stopped further subscriptions.²

Lord Onslow, as Chairman of the Company, was apparently deemed

¹ Brit. Mus., ^{8¹⁶ m. 10^o} ₁₁₇. It was written at the time war broke out with Spain. Such war was declared 16 December, 1718.

² See, however, *Sadlers Hall Insurance*, p. 136, and also pp. 156, 157.

to be the prime mover in the efforts to obtain a charter for the *Royal Exchange*.

When in 1720 the *Royal Exchange* Assurance obtained its Charter for Marine Insurance, under authority of the Act 6 George I. c. 18, Lord Onslow's Insurance immediately merged into the new Corporation.

Lord Onslow was at the time one of the Lords of His Majesty's Household, and a reason assigned for his nomination in the Charter as Governor of the *Royal Exchange* Assurance Corporation is that it was probably done to satisfy the King of the *bond fide* character of the intentions of the Corporation.

He does not appear to have acted at any Court of the Corporation.

1720. 27 June. *Daily Courant*. The Court of Directors of the *Royal Exchange* give notice that the Patentees appointed by Royal Charter will hold a General Court at the Office at the Royal Exchange on 7 July; and also that they do transact the Business of Assurance.

In August, 1720, Lord Onslow presented the Prince of Wales with ten shares in the *Royal Exchange* Assurance Corporation.

The capital of the Company was to be 1,500,000*l.*, but only a small amount of Stock was at first subscribed for—a great deal of the subscription remained unfilled.¹

The Corporation was to advance 300,000*l.* to Government without interest for 31 years as a consideration for the Charter. Government could repay the amount on three years' notice, and so terminate the privileges of the Company, but the sum paid was never refunded.

The *Royal Exchange* as well as the *London* had invested largely in South Sea Stock, and when the Bubble burst in Sept., 1720, they were obliged to plead their losses thereby as a reason for their inability to pay the full amount stipulated for.

It was said also that they sustained a heavy loss on twelve Jamaica ships.

In *Weekly Journal*, 27 August, 1720, was a notice to the following effect :—

At a General Council at Whitehall the Directors of the *Royal Exchange* and *London* Assurance Corporations were cautioned to keep expressly to the limitations of their Charters, that no complaint might lie against them to his Majesty.

1720. 11 November. Notwithstanding their care in executing the Resolutions of the last Court they were in ill posture through the malicious efforts of enemies. The meeting was called to consider measures which alone could save them from loss and ruin.

Of 300,000*l.* due to Government only 100,000*l.* paid.

¹ *Political State*, 1720, xx., p. 460.

50,000*l.* was due in Sept., and respited upon security given.

3 payments of 50,000*l.* each would be due in Dec., Jan. and March.

156,000*l.* was subscribed on the Plate Act.

3 payments of 39,000*l.* each already made.

One more due in December.

Of 10,760 shares to be sold at 20*l.* not 2,000 taken.

Directors empowered to sell enough shares to pay debts, at such price as they can.

Having paid 150,000*l.* they were by Act 7 Geo. I. c. 27, released from payment of the remainder, and by Act 8 Geo. I. c. 15, they were released from double damages.

In the statement respecting the Sadlers Hall Insurance (pp. 136, 137), we have shown the proceedings relative to the transfer of that Society to the *Royal Exchange*.

As there stated, it was announced at a meeting at Sadlers Hall on 21 Nov., 1720, that the *Royal Exchange* had resolved to dispose of several shares of the Capital Stock of the Company, by subscription to the present proprietors, of which body it is clear the members of the Sadlers Hall Insurance already formed a part.

The whole stock of the Corporation was finally taken up.

In 1721 the *Royal Exchange* obtained a supplemental Charter to enable them to carry on Fire and Life Insurance business, and they were empowered to raise an additional and separate capital of 500,000*l.*

In *Post Boy*, 4–6 May, 1721, appeared the following advertisement:—

The *Royal Exchange* Assurance Company being now possessed of His Majesty's Royal Charter for Assuring Houses and Goods throughout the Kingdom of England, Dominion of Wales, Town of Berwick-upon-Tweed and all over the Kingdom of Ireland and all other parts of His Majesty's Dominions beyond the Seas against Accidents and Calamities by Fire, and also upon Lives; the Court of Directors give notice that printed proposals are delivered out at their Office.

It will be observed that the *Royal Exchange* proposals were "actually ready for delivery"; they were advertised 6 May, 1721.

The advertisement following that of the *Royal Exchange* was one from the *London Assurance*, which stated that "speedily they will give out proposals"; such were not advertised till 18–20 May, 1721.

This entirely refutes Walford's statement (*Cyclo.*, iii. 476, 477) that the *London* first completed its legal formalities, and that the *Royal Exchange* did not get its Fire Insurance Department into operation until 1722.

The first advertisement of the proposals of *Royal Exchange* appeared in the *Daily Post* of 6 May, but as the paper is not perfect, we have had to copy from the *Daily Post* of 9 May.

They continued to advertise their proposals in various papers during the month of May.

PROPOSALS by the Corporation of the *Royal Exchange Assurance of Houses and Goods from Fire.*

Whereas Assurances of Houses, Goods, Wares and Merchandizes from casualties and accidents by Fire tends to the publick good and general security, by preserving many Families from utter ruin and impoverishment, which otherwise might ensue from such calamities ; and the Benefits and Advantages to be had by Offices hitherto established, might be much improved, and the Business of Assurances carried on with more certainty, and safety to the Assured, and in a more extensive and beneficial manner than heretofore hath been, by Corporations establish'd, enabled and Impowered to raise a sufficient Fund or Stock, fully to answer and secure the Assured against casualties and accidents by Fire. *Therefore His most Gracious Majesty* (being desirous to promote and encourage Undertakings so commendable and tending so much to the Publick good, Benefit and Safety of all his loving subjects in general) *hath granted* to this Corporation a Charter for those purposes, and by virtue thereof this Corporation are now ready to assure in all parts of the Kingdom of England, Dominion of Wales, Town of Berwick upon Tweed, and also all over the Kingdom of Ireland, and all parts of His Majesty's Dominions beyond the seas, against accidents and calamities by Fire on the following easy terms, viz. :

First.—This Corporation will assure any College, Hall, House, or any other Building, and all Goods, Wares, and Merchandizes (except Notes, Bills, Tallies, Books of Accompts, ready money, China and Glass wares, jewels, plate, pictures, writings, Corn, Hay, and Straw, not in trade) to their full value, the Assureds paying but 5*s.* per annum for every 25*l.* on Brick or Stone Buildings, or Goods and Merchandizes therein inclosed, and 8*s.* per annum for every 25*l.* on Timber, Plaster, and Thatched Buildings, or Goods and Merchandizes therein inclosed, if the sum assured exceeds not 1,500*l.*, but for any Assurance exceeding that sum the Assured to pay 7*s. 6d.* per annum for every 25*l.* on Brick or Stone Buildings, or Goods and Merchandizes therein inclosed, and 12*s.* per annum for every 25*l.* on Timber, Plaster or Thatched Buildings, or Goods and Merchandizes therein inclosed. And whereas Assurances to Brewers, Distillers, Chymists, Apothecaries, Powder-men, Ship and Tallow Chandlers, Sugar and Bread-bakers, Dyers, Soap Boilers, Oylmen and Colourmen, are more hazardous than others, such persons are to pay 7*s. 6d.* per annum for every 25*l.* so assured on or in Brick or Stone, and 12*s.* for every 25*l.* on or in Timber, Plaster, and Thatched Buildings ; and Looking and other Glass and China wares in Trade, being more hazardous goods are to pay the same.

Secondly.—All persons upon their application to be assured are to pay to the proper Officer 7*s. 6d.* to go towards the charge of assuring, if it is agreed to ; the policy to be taken up in three months (otherwise the policy to be cancell'd and the money to remain to the use of the Company), but such money is to be returned in case the Directors do not approve of and agree to such Assurance ; and upon taking up the policy the Assured is to pay one year's premium for the time thereby assured ; and within fourteen days after the expiration of that year, the Assured is to pay the premium for the next year, and so to continue to do within fourteen days after the expiration of every year, during the continuance of the policy, or the assured may pay down the premium on grant of the policy for the whole time, if they think fit.

Thirdly.—The Capital Stock or Fund of this Corporation is by their Charter subjected and liable, and shall be always ready to pay and make good to the Assured, the Amount of all Losses by Fire in fourteen days after the adjustment or proof thereof, provided such assured is not at the time of such loss, assured by any other Corporation

or Society, in which case all policies are to be void, except such other Assurance be allowed of and specify'd upon the policy.

Fourthly.—This Corporation have several Engines and 56 Firemen, viz., 14 watermen to work the Engines, 21 other watermen provided with proper Instruments to extinguish Fires, and also 21 porters having proper materials for removing goods, all cloathed in yellow, and have every one Badges on which is impressed the Royal Exchange and Crown, to distinguish them from servants belonging to others ; and for the fidelity of the Firemen the Corporation have taken sufficient security, so that the assured (in case of danger) may safely entrust any waterman wearing such Badges into their houses and the porters with their goods. And this Corporation on granting Policies will fix the same figure as on the Badges on all Buildings, etc., assured by this Corporation.

Fifthly.—The Corporation will endorse all Removals on the policies (gratis), provided the same be desired in Ten Days after such Removal.

Sixthly.—All persons whatsoever that shall in any wise be assured by this Corporation, are on any loss (sustained by Fire) forthwith to give notice thereof, by letter or otherwise to the Directors or Secretary at their publick Office, in order for a view thereof, and such assured upon making out their loss by the oaths (or solemn affirmation) of themselves, their Domesticks or Servants, or by their Books or other proper vouchers and the certificates of the Minister, Churchwardens, Constables or other reputable neighbouring inhabitants not concerned in such loss, or by such other methods as may be reasonable ; and in case any Difference arise between this Corporation and any Assured about the proof of a Loss, that then the same shall be submitted and referred to the judgment and determination of arbitrators indifferently chosen, whose award in writing shall be conclusive and binding to all parties. And that all claims settled and adjusted on any Loss by Fire shall in Fourteen days after such adjustment be paid by this Corporation.

N.B.—By this Corporation all persons may fully assure the value of their houses, effects, etc., which before could not be done ; all Merchants and Factors who have goods on Commission may assure for and prevent the Ruin of their Correspondents ; Heads of Colleges, Halls, Companys, and all persons in Trust may assure Buildings, Goods, etc., which before none such could do, because the Offices heretofore subsisting, in case of Loss, required an affidavit that such Buildings, Goods, etc., were the actual property of the assured.

London Gazette, 30 May–3 June, 1721.

The Court of Directors of the Corporation of the *Royal Exchange* Assurance give Notice that pursuant to order of the General Court of the 16 May last they have lodged in the Bank of England One Hundred Thousand Pounds as a security to all persons assured by them, in Orders and Tallies upon the Plate Act, in a Box with three different Locks, the Keys of which are in the Custody of three of the Directors of the *Royal Exchange* Assurance.

Moderator, 5 June, 1721, speaking of the Mississippi scheme at Paris, said that extraordinary advantages were supposed might be made by creating Companies, hence sprang up the Company for insuring ship-pings (*was this meant for the Mines Royal?*) and soon after numbers of Bubbles.

The South Sea Company proposed to pay off redeemable debts. Books were opened. The Bank and *Royal Exchange* each held 300,000*l.* of redeemables, they desired that they should therefore be admitted, which was allowed.

A revised set of proposals, as follows, was issued in 1722:¹—

The heading of the proposals has been cut off, but we think the wording would have been—

PROPOSALS by the Corporation of the Royal Exchange Assurance established by His Majesty's Royal Charter.

Whereas the assuring of houses, buildings, goods, wares and merchandizes from loss and damage by fire is of publick benefit and advantage, and tends to the preservation of many families from that poverty and ruin which such a calamity might otherwise expose them to. And as the offices which have hitherto been set up might evidently be improved and the business of assurances carried on with greater safety to the assured, and in a more extensive and beneficial manner, by Corporations established by authority, and impowered to raise such a stock or fund as may be a sufficient security against any loss or damage that may happen by fire.

Therefore His Most Gracious Majesty, being desirous to promote and encourage such lawful and commendable undertakings as are calculated for the security of all his loving subjects, hath granted to this Corporation his Royal Charter for those ends and purposes, by virtue whereof they now assure houses, buildings, goods, wares and merchandizes, from loss and damage by fire, *throughout the Kingdom of England, Dominion of Wales, and Town of Berwick-upon-Tweed, the Kingdom of Ireland, and all other parts of His Majesty's dominions beyond the seas*, upon the following easy terms :

Imprimis.—This Corporation will assure any college, hall, house or other building, and all goods or wares and merchandize (*except notes, bills, tallies, books of accompts, ready money, china and glass wares, jewels, plate, pictures, writings, corn unthrashed, hay and straw, not in trade*), to their full value, after the rate of 5*s. per annum* for every sum not exceeding 250*l.* on brick or stone buildings, or goods and merchandize therein ; and 8*s. per annum* for every sum not exceeding 250*l.* on timber, plaster or thatch'd buildings, or goods and merchandize therein, and so on in proportion for any larger sum. Provided the sum assured does not exceed 1,500*l.* on any one house or building, and goods and merchandize therein. But if such assurance as aforesaid shall exceed the sum of 1,500*l.* then the assured are to pay 7*s. 6d. per annum* for every 250*l.* (on the whole sum assured) on brick or stone buildings, and on goods and merchandize therein ; and 12*s. per annum* for every 250*l.* (on the whole sum assured) on timber, plaster or thatch'd buildings, or goods and merchandize therein.

Secondly.—As assurances to rectifiers of spirits, chymists, powder-men, ship-chandlers, sugar and bread bakers, oil-men and colour-men, are more hazardous than others, such persons are to pay 7*s.* 6*d.* for every 250*l.* on brick or stone buildings, or goods and merchandize therein, and 12*s.* *per annum* for every 250*l.* on or in timber, plaster, or thatch'd buildings; but if more than 1,500*l.* be assured on any house or building in the occupation of any of the aforesaid traders, then the assured are to pay 11*s.* 3*d.* *per annum* for every 250*l.* (on the whole sum assured) on brick or stone buildings, or goods and merchandize therein; and 18*s.* *per annum* for every 250*l.* (on the whole sum assured) on timber, plaster or thatch'd buildings, and goods and merchandize therein. And as glass and china ware in trade and apothecaries goods are equally hazardous, they are to pay the same; and if any assurance be desired for less than 250*l.* such assurance is to pay the same premium as for 250*l.*

Thirdly.—All persons upon their application to be assur'd are to pay 7*s.* 6*d.*, which is to go towards the charge of assurance if it is agreed to; but in case the directors do not approve of, and agree to such assurance, then the money is to be returned without any deduction.

Fourthly.—No assurance is to take place till the premium for one year is paid; and at the end of 12 months after the date of the policy or within 14 days after the premium to be paid for the next year, and so from year to year, till the policy expires; or the assured may pay down the money for any number of years they think fit.

Fifthly.—The term of assurance is not to be less than one year, nor more than 7; but if any person assured remove their goods or habitations before the expiration of their policy, such removal shall be indors'd on the back of their policy gratis, provided they apply for the same within 14 days after such removal.

Sixthly.—For the security of all persons assured by this Corporation, their capital stock or fund is by their charter subjected and made liable, and shall always be ready to pay and make good to the assured the amount of all losses by fire, provided they are not at the time of such loss assured in any other corporation or society, in which case all policies are to be void, unless such assurance be allowed of and specified upon the back of the policy.

Seventhly.—All persons assured by this Corporation are, upon any loss or damage sustained by fire, forthwith to give notice thereof by letter or otherwise to the directors or secretary at their public office, in order for a view thereof, and such assured, upon making out their loss by the oath or solemn affirmation of themselves, their domesticks or servants, or by their books or other proper vouchers, and the certificates of the minister, churchwardens, constable, or other reputab'e inhabitants of

the parish not concerned in such loss, or by such other methods as may be reasonable, shall either be paid in money, or the houses, buildings, and goods lost or damaged by fire shall be rebuilt, repair'd, or replac'd, and put into as good a condition as they were in when the fire happen'd, at the option of the Corporation, and in case any difference arise between this Corporation and any assured, about the proof of a loss, such difference shall be submitted and referr'd to the judgment and determination of arbitrators indifferently chosen, whose award in writing shall be conclusive and binding to all parties.

Eighthly.—All persons assured in the country are to pay for the carriage of their respective policies and marks, and when they pay their annual premiums to the persons authoriz'd to receive the same, they are to take a receipt for the same upon the back of their policies.

Ninthly.—For the timely assistance of such as are assured by this Corporation, they have provided several engines and a sufficient number of firemen to work the engines, and watermen all cloathed in yellow, with proper instruments to extinguish fires, and a sufficient number of porters with bags, etc., for removing goods, having every one a badge, with the same figure as on the top of these proposals, to distinguish them from servants belonging to other offices; and for the fidelity of the said firemen and porters, the Corporation has taken sufficient security, so that the assured, in case of danger, may safely intrust any watermen wearing such badges into their houses, and the porters with their goods. And the same figure as on the badges will be affixed on buildings, etc., assured by this Corporation.

N.B.—Assurances are not only made by this Corporation upon easier terms and better security than in former offices, but the full value of their houses and goods may be assured; and all merchants and others having goods on commission may assure the same for the benefit of the proprietors. And heads of colleges, halls, companies, and all persons in trust, may assure buildings, goods, etc., which could not be done by any of the offices heretofore subsisting. And whereas persons assured by other societies not incorporated are subject to calls in case of a loss, or a deduction out of the money due to the sufferer, those that are assured by this Corporation are not liable to any calls or deductions whatsoever.

 The firemen and porters badges are all number'd, which all persons that intrust them with goods, or have any complaint to make, are desired to take notice of.

And whereas it has been by experience found to be of benefit and advantage, for persons having Offices, Employments, Estates or other *Incomes determinable upon the Life or Lives of themselves or others*, to

make assurance of the Life or Lives upon which such Offices, Employments, Estates or Incomes are determinable, His Majesty has likewise been graciously pleased to grant to this Corporation full power and authority to assure the Life or Lives of any person whatsoever, which they are now ready to do on reasonable terms.

The said Corporation have lodged One Hundred Thousand Pounds in the Bank of England for the security of all persons who make assurances with them.

Attendance is given at their office up stairs on the West side of the Royal Exchange, London, every day from nine in the morning till seven in the evening.

Printed in the year 1722.

Povey accuses the *Royal Exchange* of having stolen his scheme for the Insurance of goods.

It will be observed that in these proposals of 1722 Scotland is not mentioned as coming within the field of their operations.

Whether they immediately went to Ireland and to the Colonies we know not.

Respecting the undertaking insurances in all parts of His Majesty's dominions beyond the seas, it is not impossible that the projectors of the *Royal Exchange* Corporation, who were connected with Marine Insurance, were aware of the fact that *Lloyds* undertook such Fire business (presuming they did so), and so made it a feature in their proposals in order to compete with *Lloyds* in Fire as well as in Marine Insurances.

The same remark applies to the *London Assurance*.

It is remarkable that the *Royal Exchange* and *London* should have proposed to go to the Colonies, and in no other way can we account for this departure from general rule.

Povey applied the term "Old Insurance" to the *Royal Exchange*, as we shall see, p. 180.

1726.¹

PROPOSALS by the Corporation of the *Royal Exchange*
Assurance established by His Majesty's Royal Charter
for assuring Houses and other Buildings, Goods, Wares
and Merchandise from Loss and Damage by Fire.

Whereas the assuring from Loss and Damage by Fire tends to the preservation of many Families from that poverty and ruin which such a Calamity might otherwise expose them to

¹ Guildhall Library, B. #27.

Therefore His most Gracious Majesty being desirous to promote or encourage such lawful and commendable undertakings as are calculated for the security of all his loving Subjects hath granted to this Corporation his Royal Charter by virtue whereof they now assure Houses, Buildings, Household Furniture, Goods, Wares and Merchandizes (except Glass and China wares not in trade, and all manner of Writings, Books of Accompts, Notes, Bills, Bonds, Tallies, Ready money, Jewels, plate, pictures, Wearing Apparel, Gunpowder, Hay, Straw and Corn unthrash'd) from loss or damage by fire upon the following terms and conditions.

Abstract.

1. This Corporation will assure upon a Brick or Stone Building any Sum not exceeding 200*l.* for 5*s.* per annum

and after the rate of 2*s. 6d.* per cent. for any greater Sum not exceeding 1000*l.*

above 1000*l.* not exceeding 2000*l.*, 3*s.* per cent. for whole Sum assured

above 2000*l.* „ 3000*l.*, 4*s.*

On Goods and Merchandise being the property of the Assured in any Brick or Stone Building; or on Goods, Merchandise and Building together any Sum not exceeding 300*l.* may be assured for 7*s. 6d.* per annum, and larger Sums after the Rates above mentioned.

Houses covered with slate tile or lead and having walls of Brick or Stone accepted as Brick or Stone Buildings, otherwise Timber, and to pay accordingly.

2. Timber or plaster buildings or goods and Merchandise therein to pay

8*s.* per an. for 200*l.* assured

4*s.* per cent. for any greater sum not exceeding 1000*l.*

All above 1000*l.* not exceeding 2000*l.* 5*s.* per cent. for the whole Sum insured.

Timber and Plaster Buildings and Goods and Merchandise therein together not exceeding 300*l.* 12*s.* per annum.

Larger Sums at rates aforesaid.

3. As Apothecaries, Chymists, Colour men, Bread and Biskit Bakers, Ship and Tallow Chandlers, Oylmen, Stable Keepers, Innholders and Maltsters are more hazardous than other trades, and as Hemp Flax Oyl Tallow Pitch Tarr and Turpentine are more hazardous than other goods, such trades or such goods

in Brick 8*s.* per an. for 200*l.*

4*s.* per cent. for 200*l.* to 1000*l.* on whole Sum assured.

5*s.* „ 1000*l.* „ 2000*l.*

When houses and goods put together 12*s.* per annum for any Sum to 300*l.*

Larger Sums as above.

4. If any assurance desired on any of aforesaid trades, or Goods in Timber Buildings, or on China, Glass or Earthenware

Houses or Goods on London Bridge

Sugar houses or thatched buildings

or on other more than ordinary hazardous Risks by reason of trade, nature of goods, narrowness of place or other dangerous circumstances, it must be by special agreement.

If greater Sums desired or Goods in trust or on Commission, likewise by special Agreement.

5. Two brick houses, or one Brick or Timber House with outhouses thereunto belonging may be included in 200*l.*

When several Buildings, or Buildings and Goods aforesaid, in same policy a Sum on each to be mentioned.

Premium to be paid on even hundred pounds.

6. To prevent frauds if any Buildings or Goods assured in this Corporation are assured with any other Corporation or Society, the policy granted by this Corporation will be null and void unless such assurance allowed by Endorsement.

7. When more than 1000*l.* assured by this Corporation on Goods and Merchandise in one Building and such Goods and Merchandise in case of fire are not totally consumed, the Corporation only liable to pay and make good such proportion of Loss or damage sustained as the sum assured bears to whole value of the Goods and Merchandise.

8. Persons on application to be assured to pay 7*s. 6d.* towards the charge of assurance if it is agreed to, if not the money is to be returned but no policy takes place till the premium for One Year is paid.

9. No policy to extend or to be construed to extend to hazardous Buildings or Goods specified in 3 and 4 Articles unless expressly mentioned and proper premium paid.

10. No Loss or damage by fire happening by Invasion Foreign Enemy or any Military or usurped power whatsoever made good.

11. Persons assured on sustaining any Loss or damage by Fire to give notice by letter or otherwise to the Directors or Secretary at their publick Office at Royal Exchange London and within 15 days after deliver in as particular an Account of their loss or damage as the nature of the case will admit of, and make proof by Oath or affirmation of themselves, their domesticks or servants or by their Books of Accompts or other proper Vouchers as shall be required, and also procure a certificate under the hands of the Minister and Churchwardens with some other reputable Inhabitants of the Parish not concerned in the loss importing that they are well acquainted with the character and circumstances of the Sufferer and do know and verily believe that he really and by misfortune sustained the Loss and damage therein mentioned. And in case difference arise about the proof of a Loss such to be submitted and referred to the judgment and determination of Arbitrators indifferently chosen whose award in writing shall be conclusive and binding to all parties.

When any Loss or damage settled and adjusted the Sufferer shall receive immediate satisfaction.

Wainscot Sculpture or Carved Work not to be valued at more than 3*s. a yard.*

Persons assured do not depend upon any uncertain fund or Contribution nor are subject to any Covenants or calls to make good the Losses of themselves or others. The Capital Stock is an unquestionable Security.

Engines and Firemen as *Ninthly* in Proposals of 1722, omitting "with bags, etc." instead of same figure read "figure of Royal Exchange," *omit from* "and for the fidelity etc., with their Goods" and say and the Badges are all numbered of which all persons are desired to take notice who intrust them with Goods or have any complaint to make.

The same figure as on the badges will be affixed on buildings etc. assured by this Corporation.

The whole of the N.B. which follows in proposals of 1722 is omitted.

Assurance on Lives as in 1722.

Attendance daily at the Office in Royal Exchange.

Dated December 15, 1726.

Abstract of Proposals of 17 January, 1776.¹

These proposals contain marginal notes indicative of the contents of each article, and they are the same as those of *London Corporation* of 1737, and many of the articles are the same. We therefore presume

¹ Brit. Mus., 1890 c. 2.

that the *Royal Exchange* adopted new proposals about that time concurrently with the *London*.

Preamble the same as Proposals of 1726.

1. Insure Brick Buildings, no hazardous trade or goods, and goods therein. Common Assurance. Table 1.
2. Assurance for 7 years. 1,000*l.*, 12*s.*; 2,000*l.*, 14*s.* per cent.
3. *Buildings and Goods distinct Adventures.* Premium on goods not advanced by any Insurance on Building where the goods kept, and *vice versa*.
4. Timber Buildings, no hazardous trade or goods, and goods not hazardous therein. Table 2.
5. *Hazardous Trades in Brick Buildings.* Apothecaries, Bread and Biscuit Bakers, Colourmen, Ship and Tallow Chandlers, Inn-holders, Malsters and Stable Keepers, in Brick, and hazardous goods as Hemp, Flax, Pitch, Tar, Turpentine, in Brick. Table 2.
6. *Hazardous Trades and Goods in Hazardous Buildings.* In Timber, including Earthenware, Glass and China Ware in trade, and Thatched Buildings and goods therein. Table 3.
7. *Assurances by Special Agreement.* Mills, Wearing Apparel, Chymists, Distillers, Sugar Bakers or other Risks more than ordinary hazardous from trade, goods, narrowness of streets or other dangerous circumstances.
8. *Houses and Goods in one Policy, but Sum Insured on each to be distinguished.* Two dwelling houses, or one and the outhouses belonging, or any house and goods therein, may be included in 100*l.* in one policy. When several buildings or buildings and goods insured in same policy, a separate sum necessary on each.
9. *Assurances elsewhere to be allowed by Endorsement.*
10. *No Policy in force till Premium paid.* Payment to be for 1 year. On application a Deposit of 8*s.* 6*d.* for policy and mark, returned if assurance not agreed to. Sealed receipts to be taken for subsequent payments.
11. *Hazardous Buildings or Goods to be mentioned in policy.* Not covered unless so mentioned and proper premium paid.
12. *Extraordinary Cases of Fire Excepted.* Loss or Damage by Fire through Invasion, Foreign Enemy, Military or usurped power will not be made good.
13. *Notification of Loss or Damage.* As London Corporation 1734 Wainscot, etc., not more than 3*s.* per yard.

No Covenants for Assured to contribute towards Losses or to pay Calls. Capital Stock unquestionable security.

In case of dispute the Assureds have a more ready and effectual method of recovery than can be had against any Societies who do not act under a common seal.

Paragraph as to Engines, etc., as in *London Corporation, 1734.*

Corporation allow all reasonable charges attending removal of goods, and pay sufferer's loss whether goods destroyed, lost or damaged by such removal.

Sum Assured.	No. 1. Common Assurances.	No. 2. Hazardous Assurances.	No. 3. Doubly Hazardous Insurances.
100 <i>l.</i> to 1,000 <i>l.</i>	2 <i>s.</i>	3 <i>s.</i>	5 <i>s.</i>
1,000 <i>l.</i> to 2,000 <i>l.</i>	2 <i>s. 6d.</i>	4 <i>s.</i>	7 <i>s. 6d.</i>
2,000 <i>l.</i> to 3,000 <i>l.</i>	2 <i>s. 6d.</i>	5 <i>s.</i>	—

Larger sums and some of goods excepted in preamble may be assured by special agreement.

Notice respecting Life Insurances as in previous proposals.

Attendance daily at Office on Royal Exchange, and at their Office in Conduit Street near Hanover Square, Westminster, Saturdays in afternoon excepted. 17 January, 1776.

In 1808 the West End Office was at No. 37, Pall Mall, and in 1815 at 29, Pall Mall.

In 1793 the Corporations obtained an Act 33 Geo. III., cap. 14 to enable them and their successors to grant, purchase, and sell Annuities upon or for Lives, and to assume the name of the *Royal Exchange Assurance Annuity Company.*

In 1796 an Act was passed, 36 Geo. III., cap. 26, to enlarge the powers of the *Royal Exchange Assurance Corporation*, doubts having been expressed as to their power to insure elsewhere than the places stated in their Charter, and it enacted that they might insure anywhere within His Majesty's Dominions or elsewhere.

In 1801 they got a private Act, 41 Geo. III., cap. 57, to enable them to insure Vessels, Barges, etc., and Cargoes on Canals, Rivers, Lakes and Inland Navigation.

In 1811 there were printed

Reasons for Repealing the Exclusive Privilege granted to the Royal Exchange Assurance Co. and the London Assurance Co. of Underwriting Policies of Insurance against Sea and Enemies Risks.¹

The Merchants feel that trade requires further facilities.

Royal Exchange insured in 1809 3,905,755*l.*

London " " " 2,250,000*l.*

Total Insurances effected in Great Britain . . . 162,538,900*l.*

Stamps in England and Scotland on Marine policies 348,592*l.* 1*s.* 10*½d.*,
of which *Royal Exchange* paid 8,209*l.* 1*s.* 3*d.*

London " " 4,729*l.* 1*s.*

Scotland " " 17,136*l.* 8*s.* 9*d.*

Assured go to individual Underwriters at *Lloyds*.

No one can underwrite there who does not attend the Coffee House,
and Merchants cannot.

Lloyds had 1,500 members, but a great number had withdrawn.

The *Friendly Assurance for Marine* in 1809 were the proprietors of
83 Transports.

London Union Society for Marine in 1809 owned 100 vessels.

The Loss Charges to members of these two Societies were much less
than if they had insured their vessels at *Lloyds*.

In 1854 the *Royal Exchange* obtained parliamentary powers
to consolidate the Capital Stocks under their several Charters.
17 and 18 Vict., cap. xi.

Mr. Edward Bird was for thirty-five years Manager of the Fire
Department, and retired in 1865 after a service of sixty-three years. He
died in 1871 in his 85th year.

When the *Equitable Life Office* was applying for a Charter in 1761,
it was stated that in the forty years since the *Royal Exchange* obtained
its Charter it had only received 10,915*l.* 2*s.* 2*d.* in Premiums for Life
Insurance, and had paid 8,263*l.* 17*s.* 8*d.* for Losses.

Their Life Assurance account is now very different. Premiums for
1891, 143,974*l.*; and the Life Assurance Fund, 1,875,854*l.*

Whatever difficulties the *Royal Exchange* experienced in their early
career (and considering the crash after the failure of the South Sea
Company, they were many) were, before many years passed, overcome,
and the Corporation has for a long time been in a most flourishing
condition.

At the beginning of the present century the Corporation was able to

¹ Brit. Mus., *717 m.*
23

commence a system of adding to its capital out of the profits of the business, which resulted in additions, from 1807 to 1811 both inclusive, amounting in all to 58*l.* 8*s.* per 100*l.* Stock, and they have since given to the Proprietors an extra dividend in cash of 100 per cent. on the 158*l.* 8*s.* Capital standing to the Proprietor's credit, and also distributed amongst them (by transfer into their several names in the books of the Bank of England) 3 per cent. Consols at the rate of 100 per cent. on the Capital Stock of the Corporation amounting to 202*l.* 12*s.* 7*d.*

So long ago as the year 1791 the *Royal Exchange Assurance Corporation* published a list of unclaimed dividends. One would think that there must have been a large number for the Corporation to have adopted such a course.

Such publication probably led to claims by the heirs of some of the deceased Proprietors, but certainly it did not relieve the Corporation of the whole of the Fund, for we find that the following claims were made in recent years. The Corporation very properly required the parties to prove their rights in a Court of Law, and thus obtained a legal discharge.

1883. 100*l.* Stock, value with unclaimed Dividends, 3 to 4,000*l.*, no claim for Dividends since 1725.

1883. 200*l.* Stock, value with unclaimed Dividends, 6,600*l.*

This Stock originally belonged to John Mitford who, with his partner Michael Merttins or Mertins, was concerned for and with several of the Bubble schemes of 1720.

It is stated that he was born at Bourne in Lincolnshire in 1693, came to town and was apprenticed to Sir George Mertins of Cornhill, Clock-maker, whose daughter he married. If such date be correct, he entered on his speculations at an early age. He evidently started in business as Banker with a Brother-in-Law. They were Bankrupts in Oct. 1720. He was in 1722 described as a Broker, we believe in Exchange Alley. In 1727 he was in Threadneedle Street, 1728 in Cateaton Street, and he died in 1744. He was a holder of 200*l.* Stock in the Societies of Mines Royal, Mineral, and Battery Works, and thereby became entitled to 200*l.* Stock in the *Royal Exchange*.

Both John Mitford and Michael Mertins were for a short time in 1720 Acting Members of the *Sun Fire Office*.

1886. 20*l.* Stock, value with unclaimed Dividends, 600*l.* Dividends claimed from 1741. Original proprietor died 1744.

1886. 79*l.* Stock, value with unclaimed Dividends, 1,400*l.* Claim from 1723.

Probably there is some error in the figures reported in these last two cases.

LONDON ASSURANCE CORPORATION.

In 1719 Lord Chetwynd (a member of an old Shropshire family) set on foot a project for carrying on the business of Insurance of Ships and Bottomry.

It was known as *Chetwynd's Insurance*

or

Chetwynd's Bubble,

but also said to have been known as Ram's Insurance.

Application was made to Parliament for powers, and refused.

Several merchants who did not succeed in their endeavours to join one or other of the two Lists of Subscribers out of which the *Royal Exchange* was formed, resolved to petition the Crown for a Charter for Marine Insurance (Ship Charter, as it was frequently called,) for themselves, which led to the establishment of the *London*.

Lord Chetwynd having failed to obtain a Charter for his own Company, became the champion of the *London* in their application, nominally in opposition to Lord Onslow; but it has been stated that the two worked together *sub rosa*.

The petition for the Charter was, it was said, signed by a large number of French Refugees.

The Company obtained its Charter in 1720 under authority of the Act 6 Geo. I., cap. 18, and then Chetwynd's Insurance was transferred to the *London*.

Lord Chetwynd was one of the Lords of His Majesty's Household, and is supposed to have been nominated in the Charter as Governor of the *London Assurance* for the same reason as Lord Onslow was for the *Royal Exchange*.

The authorized amount of capital was 2,000,000*l.* divided into 80,000 shares of 25*l.* each, of which at the present time 35,862 have been issued, and 12*l.* 10*s.* paid up thereon.

It is said that in 1720 such shares with 12*l.* 10*s.* paid rose to 160*l.*, and then fell to 60*l.*, then to 12*l.*, and at the end of 1720 were unsaleable.

Such was one of the results of the South Sea Bubble era; but in the course of forty years they had reserved 150,000*l.* from profits, and since that time the funds have by further accumulations of profits been considerably augmented.

The terms upon which the Charter was obtained, the amount promised to be advanced to Government, the reasons why only half the sum was paid, and the Acts 7 and 8 Geo. I. releasing the Corporation from further payments and from penalties, are the same as

are recapitulated under "Royal Exchange," and therefore are not repeated here.

In *Daily Courant*, 4 July, 1720, an announcement appeared that a Court had been held on 28 June at Salters Hall, and that the Company would attend at the Rising Sun, Broad Street, for business.

1719. Ram and Colebrooke each had a separate scheme for Insurance of Ships and Merchandise, which they seem to have united with a Capital of Two Million Pounds.

Ram had also apparently another scheme of his own with a Capital of 1,200,000*l.*

Whether Ram's Insurance for Ships (one or both) were taken over by Chetwynd's Insurance or by the *London* is uncertain. One statement says that Lord Chetwynd's Insurance was sometimes known as Ram's, another that the *London* was known by that name.

We have shown (p. 136) that the *London* had no connection with *Sadlers Hall Insurance*.

In August 1720 (*see p. 156*) the *London* were cautioned to keep expressly to the limitations of their Charter.

The Corporation seem to have experienced the same difficulties as did the *Royal Exchange* in meeting the liabilities they had undertaken for the purpose of obtaining a Charter. At their meeting in Nov., 1720, they stated that they did not make a call, but got relief from the Treasury. In consideration of the present pressure of money they obtained an acceptance of 11,000*l.* cash, and future payments to be made in March, May and July.

One payment was due on the Plate Act.

The Fire Charter would have passed but they desired to have Ireland added.

The *London* in 1721 (29 April) obtained another Charter to enable them to carry on Fire and Life Business.

The *Post Boy*, 4-6 May, 1721, contained a similar announcement to that of the *Royal Exchange* in the same paper. Indeed the *London* advertisement was next following that of the *Royal Exchange*.

For the words "Royal Exchange Assurance" was substituted "London Assurance," and for the close the *London* stated: "The Court of Directors give notice that very speedily they will give out printed proposals for assuring according to the powers granted to them by their Charter."

It is clear from the difference in the wording of the two advertisements that the *London Assurance* did not (as Walford intimates) get the start of the *Royal Exchange* (*see p. 157*).

London Gazette, 9-13 May, 1721:—

The Court of Directors of the Corporation of the *London Assurance* give notice

that a General Court of the said Corporation will be held at their house in Cornhill, on Thursday, the 18 inst., at 11 in the forenoon, in order to the immediate putting in execution the privileges and powers granted to them by His Majesty's Charter for assuring goods and houses, etc., from Fire and assuring of Lives.

In *Post Boy*, 18-20 May, 1721, and frequently in various papers during May and June, the *London Assurance* advertised their proposals :—

The Court of Directors of the London Assurance being now authorized by their General Court to publish such proposals as they had long since prepared for assuring of Houses and Goods from Fire, do hereby advertise that they are ready to assure on the following terms.

By the Corporation of the *London Assurance*. Established
by His Majesty's Royal Charter.

PROPOSALS for assuring Houses and all other Buildings, all Goods, Wares and Merchandizes from Accidents and Casualties by Fire in all parts of the Kingdom of England, Dominion of Wales, and Town of Berwick upon Tweed, and in all parts of the Kingdom of Ireland, and all other parts of His Majesty's Dominions beyond the Seas.

These proposals are virtually copied from those of *Royal Exchange*.

The differences in the preamble and first article are so trivial as not to be worth detailing. In secondly, the assured is to pay one year's premium for the sum assured; instead of paying "within 14 days after the expiration" in two places, he is to pay "before the expiration" of every year; and at the end of the sentence "for the whole time," read "for any term of years." Fourthly, the cloathing is to be "green," and the badge is impressed with the "figure of Britannia holding a harp, and supported by the London Arms." All other alterations are very trivial.

After the proposals—

N.B.—The said Corporation are likewise ready to insure upon Lives upon easy terms.

The publick Office of the said Corporation is kept at their house near the end of Birch Lane in Cornhill, London, where constant attendance is given from Ten till Two o'clock, and from Five till Seven every day.

As the range specified for operations coincides with that adopted by the *Royal Exchange*, the remarks (p. 163) respecting that Office equally apply to the *London*.

Walford (*Cyclo.*, iii. 476) gives a set of Proposals as those of 1721. From an inspection of the original proposals, published in the journals, we are satisfied that Walford was in error, but we have been unable to identify the actual date of those given by him.

Daily Post 26 May, 1721.

London advertised a call of 1*l.* per share made on 18 inst., to be paid before 7 June. Persons possessed of subscription receipts could have shares on application.

Proposals of 1724, the next edition which has come under our notice, were headed as follows :—¹

¹ Guildhall Library, Catalogue, p. 570. B * 26.

By the Corporation of the London Assurance established by
His Majesty's Royal Charter.

Proposals for assuring Houses and all other Buildings,
all Goods, Wares and Merchandizes from Loss and Damage
by Fire in all parts of the Kingdom of England,
Dominion of Wales and Town of Berwick upon Tweed,
the Kingdom of Ireland and all other parts of His
Majesty's Dominions beyond the Seas.

The preamble (both paragraphs) is similar to that of the *Royal Exchange*, 1722.

These proposals had no reference to Average Clause in Settlement of Losses, nor to Deductions on payment of Losses.

A comparison of these proposals with those of the *Royal Exchange* of 1722 shows how the two Corporations worked on the same lines.

There are a few trivial alterations which it is unnecessary to notice.

N.B.—That the said Corporation have in their own possession a clear Fund of 156,000*l.* in Plate Tallies for the security of all persons that assure with them.

The statements in Walford's *Cyclo.*, iii. 398, 476, 477, 572, relative to the proposals of the *London Assurance* for the year 1721, require correction by the information we are enabled to furnish.

Abstract of Proposals of 1 June, 1734.¹

Walford writes with reference thereto :—

The *London Assurance Corporation* issued new proposals dated 1st June, this year, in which was embodied a somewhat enlarged classification of risks ; and in which for the first time, so far as we have observed —although we suspect some of the Mutual Contribution Societies *had* previously adopted it in settlement of losses—the *average clause* is brought to bear upon goods and merchandizes “not totally consumed.”

The *Royal Exchange Assurance Corporation* had adopted the *Pro Rata* Condition in 1726, which probably was the date of its adoption by the *London*. The latter Office abandoned it in 1737, and so we presume did the former, for the two Companies seem to have worked together.

Article I.—Corporation will assure all manner of buildings having walls of brick or stone, covered with slate, tile, or lead, no hazardous trades nor hazardous goods, at annual premiums set down under head of common assurances. Goods and merchandizes not hazardous therein after same rates. Table I.

¹ Brit. Mus., 816 m. 10.
103

II.—For the accommodation of such persons desirous of assuring houses or other buildings for a term of years, this Corporation will assure any sum not exceeding 1,000*l.* on any brick or stone building, no hazardous trade or goods, at the rate of 12*s.* per cent. for 7 years ; and as far as 2,000*l.* at the rate of 14*s.* per cent. for the like term of 7 years, without subjecting the assured to any calls or contributions to make good losses.

III.—In all cases where assurance for term of years, buildings and contents are considered distinct and separate adventures, no Insurance on one will advance the premium of the other. When any brick building assured for 7 years, 1,000*l.* on goods and merchandize may be assured at 2*s.* per cent. per annum, and larger sums according to Tables.

IV.—Timber or plaster buildings, no hazardous trade or goods, and goods or merchandize therein are assured as hazardous at rates in Table II.

V.—Hazardous trades as Apothecaries, Bread and Biskit Bakers, Colourmen, Ship and Tallow Chandlers, Innholders, Maltsters, and Stable-keepers—in brick ; hazardous goods as Hemp, Flax, Pitch, Tar, Tallow, Turpentine therein. Table II.

VI.—Hazardous trades and goods in Timber, and Houses on London Bridge, thatched buildings and goods therein, doubly hazardous. Table III.

VII.—Chymists, distillers, sugar-bakers, or any other assurances more than ordinarily hazardous by reason of the trade, nature of the goods, narrowness of the place, or other dangerous circumstances, may be made by special agreement.

VIII.—Two houses, or one and the outbuildings belonging, or any house and goods therein, may be included in the 250*l.* When several buildings, or buildings and goods in one policy, a sum on each to be mentioned.

IX.—To prevent frauds, if any buildings or goods assured with this Corporation are or shall be assured with any other Corporation or Society, the policy granted by this Corporation is to be null and void, unless such other assurance is allowed by endorsement on the policy.

X.—When more than 1,000*l.* insured on goods or merchandise in any one house or warehouse, and the assured have, at breaking out of fire, goods of greater value, and loss only partial, then the *Pro Rata* Clause to be applied.

XI.—No policy is to be in force till the premium for one year is paid. Renewal receipts to be stamped with seal of Corporation.

XII.—Policies not to extend to hazardous buildings or goods unless same mentioned in policy and proper premium paid.

XIII.—No loss or damage by fire happening by any invasion, foreign enemy, or any military or usurped power whatsoever, to be made good.

XIV.—All persons assured by this Corporation are, upon any loss or damage by fire, forthwith to give notice thereof, by a letter or otherwise, to the directors or secretary at their house in Cornhill, London ; and within 15 days after such fire, deliver in as particular an account of their loss or damage, as the nature of the case will admit of, and make proof of the same by the oath or affirmation of themselves, their domesticks or servants, or by their books of accompts, or other proper vouchers, as shall be required ; and also to procure a certificate under the hands of the minister and churchwardens, together with some other reputable inhabitants of the parish, not concerned in such loss ; importing that they are well acquainted with the character and circumstances of the sufferer or sufferers, and do know or verily believe that he, she, or they have really, and by misfortune, sustained by such fire the loss and damage therein mentioned. And in case any difference shall arise between the Corporation and the assured, touching any loss or damage, such difference shall be submitted to the judgment and determination of arbitrators indifferently chosen, whose award in writing shall be conclusive and binding to all parties. And when any loss or damage is settled and adjusted, the sufferer or sufferers are to receive immediate satisfaction for the same.

In adjusting losses on houses, no wainscot, sculpture or carved work, is to be valued at more than 3*s.* per yard.

Persons assured by this Corporation do not depend upon an uncertain fund or contribution, nor are they subject to any covenants or calls to make good losses which may happen to themselves or others ; the capital stock of this Corporation being an unquestionable security to the assured in case of loss or damage by fire.

For the timely assistance of such as are assured by this Corporation, they have provided several engines and watermen, with proper instruments to extinguish fires, and porters for removing goods, all cloathed in green, and having every one a badge, with the same figure as on the top of the proposals, viz. a Britannia holding a harp, and supported by the London Arms, to distinguish them from servants belonging to other offices ; and the badges are all numbered, of which all persons are desired to take notice who entrust them with goods, or have any complaint to make. The same figure as on the badges will be affixed on buildings, etc., assured by this Corporation.

Table of Annual Premiums to be paid for Fire Assurance.

Sums Assured,	No. I. Common Assurances.	No. II. Hazardous Assurances.	No. III. Doubly Hazardous Assurances.
Any Sum not exceeding 250 <i>l.</i>	at 5 <i>s.</i> per Annum.	at 7 <i>s.</i> 6 <i>d.</i> per Annum.	at 12 <i>s.</i> 6 <i>d.</i> per Annum.
250 <i>l.</i>	1,000 <i>l.</i>	at 2 <i>s.</i>	at 5 <i>s.</i>
1,000 <i>l.</i>	2,000 <i>l.</i>	at 2 <i>s.</i> 6 <i>d.</i>	at 7 <i>s.</i> 6 <i>d.</i>
2,000 <i>l.</i>	3,000 <i>l.</i>	at 4 <i>s.</i>	per Cent. per Annum.
Any sum above	Not exceeding	per Cent. per Annum. In Brick Houses.	per Cent. per Annum.

N.B.—Any larger sums may be assured by special agreement.

Notice respecting Life Insurances.

Mr. Overall of *Overall's Insurance* would appear to have been a Director or Secretary of the *London Assurance Corporation* in 1732-3, for in that year he was in communication with the *Sun* respecting a supposed fraudulent claim in which both Offices were interested.

There is a set of proposals of the *London Corporation*, dated 10 August, 1737,¹ to which we have referred under *Royal Exchange* proposals, 1776.

The *London* did not except wearing apparel.

The Articles are generally the same as those of 1734.

To Art. 8 is added, Premium to be paid on even hundred pounds.

Art. 10 of 1734 is omitted, thus cancelling the application of *Pro Rata* Clause in settlement of losses.

Art. 11 becomes 10, and so on.

Art. 10, for all subsequent annual premiums Assured to take receipts stamped with the seal of the Corporation, no other being allowed of.

Art. 13. Nothing said about reinstatement.

No reference either to *Pro Rata* Clause or Deductions on payment of Losses.

Sums Assured.	Common Assurances.	Hazardous Assurances.	Hazardous Assurances.	Doubly	
				1.	2.
200 <i>l.</i>	. 4 <i>s.</i>	. 6 <i>s.</i>	. 10 <i>s.</i>	per annum.	
200 <i>l.</i> -1,000 <i>l.</i>	. 2 <i>s.</i>	. 3 <i>s.</i>	. 5 <i>s.</i>	per cent.	
1,000 <i>l.</i> -2,000 <i>l.</i>	. 2 <i>s.</i> 6 <i>d.</i>	. 4 <i>s.</i>	. 7 <i>s.</i> 6 <i>d.</i>	"	
2,000 <i>l.</i> -3,000 <i>l.</i>	. 4 <i>s.</i>	. 6 <i>s.</i>	—	"	

We have not traced any proposals declaring that the Office "deducted 3 per cent from losses, according to the terms of the policy." Walford gave proposals under date 1721 as containing such a clause, but we

¹ Guildhall Library, C. S. L. 2. 143.

have shown that such date was erroneous. We have not found any proposals corresponding with those given by Walford.

The preamble quoted by Walford was not adopted until after 1724 or 1726.

In the unidentified proposals referred to the N.B. finishes thus :—

And in case of such loss or damage the assured have as easy methods of recovery as can be had against any person or society whatever.

In the proposals quoted by Cunningham in his Book on the *Law of Bills of Exchange*, etc., published 1766—

Reference to houses on London Bridge is omitted.

Deal Yards are added before Chemists in Article VII.

N.B.—There is no Average Clause.

Nothing said about Deductions from Losses.

There are proposals in the British Museum¹ to which they assign the date of 1824.

Proposals of the Corporation of the *London Assurance*
of
Houses and Goods from Fire
and for assuring Lives
established

By a Royal Charter of King George I. and their powers extended to Foreign Parts by an Act of Parliament of 36 George III. for making Assurances against Loss or Damage by Fire and for assuring Lives.

Long experience has proved the utility and importance of Assurances against Loss by Fire not only to Merchants, Tradesmen and Manufacturers, but also to private Families and Farmers, and it is highly advantageous to assure with a Corporation of long standing and established character possessing a large Fund to answer Losses, and acting under a Common Seal so that in cases of loss the Law affords the Assured a speedy and easy mode of recovery.

We will only remark thereon as follows.

Extraordinary Cases of Fire Excepted. Civil Commotion is included with Invasion, etc.

Art. XVIII. re Losses. There is no allusion to the requirement of a Certificate from minister, churchwardens, etc.

Charges for removal in case of Fire allowed.

Accidents by Lightning will be paid for.

Office in Birch Lane.

¹ Brit. Mus., 823°e. 10.
80

Magens, in his *Essay on Insurance*,¹ published at Hamburg in 1755, wrote :—

It is not a little surprising that in so populous and fine a place as Hamburg is, an Insurance on Merchandise from Fire has not been settled either by the Feuer Casse or some other Society, since the Risk there cannot be judged so great as elsewhere, by reason of the vast plenty of water and the dispositions they have made for the extinguishing of Fires.

In London, insurances from fire are obtainable at such easy rates, that there are few merchants but chuse to be insured for their own quiet. Besides, this precaution adds to their credit, both at home and abroad, when it is known that the great capitals lying in their houses and warehouses are thus secured from the flames. Here the premium on brick houses, or on goods lodged in brick houses, is but 2s. on each 100/. to the value of 1,000/, and 2s. 6d. on each 100/. to the value of 2,000/, and so on, except where hazardous trades are carried on—such as sugar-refiners, distillers, and chandlers ; or on dangerous commodities, as hemp, flax, etc., as will appear by the proposals and policy of the *London Insurance Company*, No. 1332, which has taken a very good and necessary precaution, by inserting the condition that whenever any houses are burnt, it shall be at the Company's option either to pay the loss or re-build them ; for this takes away the temptation from all insured leaseholders of destroying their houses, as the landlords, and not they, would in such case be benefitted by it. And it is a similar good disposition, that when goods are burnt, the insurers have it in their choice either to make a pecuniary satisfaction or to repair the damage by a quantity of merchandize, equal in kind, value, and goodness to those damaged or lost ; which effectually prevents any iniquitous people (who may have a parcel of goods on hand greatly fallen in price) from setting them on fire, in expectation of recovering from the insurers what they cost. However, as in London some have maliciously set fire both to houses and merchandize, no person should ever resent the strictest enquiry being made into the calamity ; but a general mistrust in this particular ought to be esteemed needful, since it is for the public good that delinquents be discovered and brought to justice. . . . On the other hand, it seems clear to us that the Corporations of Insurance may often blame themselves for too easily admitting and underwriting of policies on household goods and wearing apparel from persons quite unknown.

Walford, in quoting these remarks, applies the term "Here" to Hamburg ; but not only do we feel convinced that at that time the *London* had not extended its business to Hamburg, but the introductory remarks of Magens plainly tell us that the insurance of goods at Hamburg did not exist. The word is simply intended to refer to the expression, "in London," the whole being in opposition to the preceding statements of Magens respecting Hamburg.

The *London Assurance Corporation* did not consider that at that time they had authority to insure on the Continent.

Cunningham, *Law of Bills of Exchange*, 1766,² quoting from Magens, clearly recognized the *Here* as applying to London.

By Act 36 Geo. III. cap. 27, it was declared that the Corporation was not limited to places specified in their Charter, but might insure anywhere in His Majesty's dominions or elsewhere.

¹ Brit. Mus. 50 d. 14.

² Brit. Mus. 515 b. 26.

By Act 41 Geo. III. cap. 58, the Corporation took power to insure inland vessels, etc., as did the *Royal Exchange*.

By Act 11 Geo. IV. cap. 74, the Corporation took power to purchase Annuities.

The Capitals under the two Charters were from the commencement kept distinct, but the two Corporations were worked as one. The Courts of the *London Assurance for Ships* conducted the business; the members of the *London Assurance for Houses* were not entitled to attend Courts.

By Act 16 Vict. cap. 1, the *London* obtained power to consolidate into one Company, under the title of

LONDON ASSURANCE CORPORATION,

the Stocks and Powers of the two Chartered Corporations and the *London Assurance Loan Company*, the members of all to have the same powers.

In 1891 they obtained an Act

To repeal the special Acts of the *London Assurance*, and to make further provisions in relation to the laws, objects, and regulations of the *London Assurance*, and for other purposes.

Under this Act the Corporation is empowered

To carry on the business of Marine, Fire and Life Assurance in all and every of the branches of such businesses as at present carried on by the Corporation, and any future development of such businesses respectively, and to grant Assurances and Contracts of Indemnity against any and every description of loss or liability whatever and to undertake and transact any business now or at any time ordinarily undertaken or transacted by Underwriters and to do all such other things as may be incidental or conducive to the attainment of the above objects.

We have seen that the Corporation began business at the Rising Sun, Broad Street.

In 1721 they were in Cornhill, and their office was at a house "near the end of Birch Lane, Cornhill."

In 1748 their office in White Lion Yard, Birch Lane, was burnt out in the great Cornhill fire, though the Company managed to save their goods.

In 1752, on the rebuilding of Birch Lane, the Corporation took possession of a house on the east side of the south end thereof.

After the present Royal Exchange was built the Corporation moved into offices on the Cornhill side of the Exchange, where it is now located.

We have now to call attention to Povey's observations, prefixed to *Brittain's Scheme* :—

"As to the late Act of the Government's granting a power (under the Great Seal) to the *Old Insurance* and the *London Insurance* to insure *houses* and *goods* in all parts of the Kingdom I must here take leave to declare, etc."

The pamphlet containing this remark was apparently published in 1720, and the Charters referred to were not granted till 1721.

It would seem from the *London* Notice of November, 1720, that efforts were being then made to obtain Charters, and probably Povey assumed that they had been already granted.

We have not met with any explanation why Fire and Life Assurance were not comprised with Marine Insurance in the first Charter.

It will be observed that Povey refers to the *Old Insurance*, and not to the *Royal Exchange*.

The term is a singular one.

In Walford's List of Bubble Companies (*Cyclo.*, i. 399) he mentions, without any particulars, one called "*Old Insurance*".

In *Flying Post*, 25-27 Feb. 17¹⁹₂₀, the price of "*Old Insurance*" shares was quoted at 26.

We are ourselves inclined to think that the term was a recognised title of the Societies of Mines Royal, Mineral and Battery Works, and that consequently Povey quoted it in lieu of "*Royal Exchange*".

It is said that in Anderson's *London* (the date of which we have been unable to trace) mention is made of only four Fire Insurance Companies—

Sun,
Royal Exchange,
London,
Friendly Society;

that he quotes the prices of the Stocks of the Royal Exchange and London, and says that of the others the Capital is so small that a price cannot be quoted.

The Fire Office, or Phoenix,
Hand in Hand,
Union,
Westminster,

are ignored.

Probably at the time Anderson wrote the *Phoenix* no longer existed, as we have already suggested, and the omission of its name here confirms our opinion.

The other three being "Mutual," might be said not to have any Capital, to which point his observations seem to have reference.

The *Bristol Crown* being a provincial office, was probably not then known in London.

LLOYDS.

The statement that the Bubble Act did not restrict the operations of individual Underwriters doubtless explains the reason why Lloyds claim to have been authorised under the Act 10 June, 1720, to undertake Fire Insurances.

We therefore purpose giving some particulars of that establishment.

The origin of Lloyds may be referred to the Coffee house in Tower Street, kept in 1688 by one Edward Lloyd.

The Tower Street Ward was at that time the headquarters of the Maritime commerce of the city, and this Coffee house was much frequented by Captains and Sea people.

In 1692 Lloyd removed his Coffee house to Lombard Street, corner of Abchurch Lane, which retained the shipping connection.

In 1696 Lloyd began his paper, published three times a week, called *Lloyd's News*, which, however, only existed for about six months, say till Feb. 1696, the Proprietor being required to suppress his Journal in consequence of having printed some information (described as harmless) respecting the House of Lords. It was stated to be printed for Edward Lloyd, Coffee man, in Lombard Street.

Daily sales of property of all kinds by auction were held at Lloyds, which custom existed at other Coffee houses, and was continued until modern times. Many of these sales were "by the candle," a new practice which came into vogue about the time of Pepys. When it died out in London is uncertain. It is said still to linger in some parts of Somersetshire. The biddings were continued during the time a portion of candle (say an inch) was burning. The last bidder before the candle went out was the purchaser.¹

Marine Insurance was the subject of many schemes projected during the South Sea Bubble era. That the system had been practised by individual underwriters is pretty evident from the exception of such parties from the operation of the Bubble Act.

The Coffee house was always well supplied with information on maritime matters, and so it attracted merchants and captains, and naturally drew within its circle some of the Underwriters, thus gradually

¹ In March, 1873, the parish meadow of Broadwey, near Weymouth, was let by inch of candle.

becoming a great centre for Marine Insurance. The date of 1710 has been mentioned as the time when Underwriters first congregated at Lloyd's Coffee House.

Lloyd died 15 Feb., 1713 (17¹³₁₄?). In 1740 a person named Baker was master of Lloyd's Coffee House.

In 1726 Lloyds began to publish the journal called *Lloyd's List*, which has continued to the present time, though it is stated that the name has been slightly altered. There are *Lloyd's Weekly Shipping Index* and *Shipping Gazette and Lloyd's List Weekly Summary*, but we know not which claims to be the true continuation.

In 1770 the business having considerably increased, it became necessary to find more accommodation.

The Underwriters, Merchants, Brokers, and others took temporary offices in Pope's Head Alley, close by, and in the following year appointed a Committee of seventy-nine to find more commodious premises. They finally engaged rooms in North-west corner (first floor) of Royal Exchange, and assumed the name of "New Lloyd's Coffee House."

The real author and leading spirit of this movement was John Julius Angerstein, of German extraction, native of St. Petersburg, born 1735, who having come over to England in his youth, raised himself by energy and intelligence to the position of a Merchant and Underwriter. Through his efforts the permanent home in the Royal Exchange was secured.

The institution removed thither in 1774.

In 1794 the term "New" disappeared from the title of *Lloyd's*.

It is stated that there is, to this day, a clause in Marine policies to the following effect:—

This Policy shall have the same effect as if issued in Lombard Street,
or

It is agreed by us the Insurers that this Writing or Policy of Assurance shall be of as much force and effect as the surest Writing or Policy of Assurance heretofore made in Lombard Street or in the Royal Exchange or elsewhere in London,

thus retaining the prestige attached to the original Coffee house.

The establishment of a regular organised community led in 1779 to the adoption of a printed form of policy. It formerly began, "In the name of God. Amen." This was altered in 1850 to, "Be it known that."

Lloyd's Register of Shipping belonged to a different association, but closely connected with *Lloyd's*. Possibly that has been succeeded by the *Lloyd's Weekly Shipping Index* above referred to.

The fire at the Royal Exchange in 1838 is supposed to have commenced in the part occupied by *Lloyds*.

Until the new building was completed *Lloyds* met at the South Sea House.

They now occupy the East end and North-east side of the upper part of the Royal Exchange.

In 1774 there were 79 subscribers.

In 1811 it was stated that *Lloyds* had 1,500 members, but a great number had withdrawn.

In 1871 *Lloyds* was incorporated.

In 1890 there were about 700 members,

(of whom 580 were Underwriting members),

500 subscribers,

500 substitutes,

and about 1,500 agents stationed in Towns and Ports of the Globe frequented by vessels.

A deposit of 5,000*l.* is exacted from all Underwriting members upon their election.

We will now proceed to connect this institution with Fire Insurance.

The claim of the Underwriters to be unaffected by the Bubble Act was, we apprehend, based upon sec. 12 of the Act, which declared that private people may continue to insure.

It is not impossible that Underwriters at *Lloyds* may for some time have granted insurance upon property against loss or damage by fire, and continued to do so after the Act was passed; but we incline to think that the risks so covered were in the Colonies only.

The *Royal Exchange* and *London* in their early proposals stated that they purposed "undertaking Fire Insurance . . . in all other parts of His Majesty's Dominions beyond the Seas."

We refer to our remarks on this point under *Royal Exchange* (p. 163).

The Act 22 Geo. III. c. 48 (1782) required Parties or Companies effecting Fire Insurances to take out a license and give security.

1786. Walford says it appears to have been the intention of the Legislature about this period to impose a duty upon insurances of foreign property effected in England. Inquiries were instituted, but the result, as we learn from Sir F. M. Eden, was to prove that a very inconsiderable sum would be obtained thereby, while the immediate effect would have been to lend encouragement to the formation of similar establishments abroad, and the consequent annihilation of a business of considerable advantage to this country.

There was then passed the Act 26 Geo. III. c. 82—An Act . . . for repealing certain stamp duties on policies for insuring property in any foreign kingdom or state from loss by fire. Sec. 9 recites, "And whereas it is thought expedient to exempt all policies for insuring foreign property from loss by fire from the said yearly duty," it was enacted "that from and after 5 July, 1786, duty on insurances effected in Great

Britain on property in foreign states at amity with His Majesty shall no longer be paid or payable." The amount of duty on these insurances had for the preceding 3 years averaged about 2,100*l.* per annum, the rate being 1*s.* 6*d.* per cent.

The Act 44 Geo. III. c. 98 (1804) revised the rate of duty.

In 1810 an Act was passed, 50 Geo. III. c. 35, for altering the mode of collecting the duty on Insurances against Loss by Fire upon property in His Majesty's islands and possessions in the West Indies and elsewhere beyond the seas.

The preamble of the Act stated—

Whereas many persons having property in *Trinidad* and in other of His Majesty's islands and possessions in the West Indies and elsewhere beyond the seas cannot procure the same to be insured against loss by fire, to the amount desired, by the public Corporations or Companies by whom Insurances against Fire are most commonly made, and they cannot procure Insurance to be made upon such property by Individuals, because of the regulations of the Act of 22 year of His Majesty's reign, which are found inconvenient as applied to them.

Sec. 1. Authorized persons to insure property beyond seas in any of the Islands, Settlements or Territories of His Majesty without license or entering into a bond.

Sec. 2. Duty provided for in Stamps.

Insurances to be for one year only.

Whether we are to infer that before the Act 22 Geo. III. c. 48 Individual Underwriters insured property in the West Indies, etc. (and if so they may have done it since 1710 or 1720), and then ceased to do so on account of the requirement of the Act that they should take out a License, is a matter for every one to form his own opinion upon ; but one thing seems clear, that after 1782 the Individual Underwriters (*i.e.* Lloyds) felt unable to get that class of business without being subject to irksome rules and regulations, and that as few Offices only then transacted that class of business (they could only have been the *Royal Exchange, London*, and *Phoenix*, but the two former uncertain) the Owners of property in the West Indies made efforts to get the law altered, and so procured the passing of the Act 50 Geo. III. c. 35, which imposed a stamp duty on policies issued by Individual Underwriters to an amount equivalent to the ordinary Policy Stamp and Fire Insurance Duty, and provided also that such policies should not be made for a longer period of time than one year, so that the stamp duty should be payable every year.

Whilst the writer has a knowledge of *Lloyd's* Insurances against Loss or Damage by Fire on property in the West Indies fully half a century ago, he has no recollection of ever having heard of such Insurances on property in England at so distant a date.

It is most probable that none (or only a very few) existed before the abolition of the Duty, and consequently of Licenses, and as such large risks as now exist were not very common at that time, *Lloyd's* was

chiefly resorted to for the purpose of getting business done on lower terms than by the Fire Offices.

Lloyds now underwrite Fire Risks in the United Kingdom as well as anywhere abroad.

In 1880 they stated in their policies that the insurances were "Effectuated according to the ordinary conditions of Fire Insurance."

In 1885 they had begun an active competition for business with the established Fire Offices, for which purpose they adopted a special form of Policy as follows:—

BE IT KNOWN THAT

paid per Cent premium or Consideration to us, who have hereunto
subscribed our names to insure from Loss or damage by Fire . . .

NOW KNOW YE, That we the Insurers do hereby bind ourselves, each for his own part, and not one for another, our heirs, Executors and Administrators, to pay to the said . . . Executors, Administrators and Assigns, all such . . . damage and loss by fire, not exceeding the sum of . . . within thirty days after such loss is proved, and that in proportion to the several sums by each of us subscribed against our respective names, without any deduction whatsoever, or any allowance for average or charge, on what may be saved, unless the said . . . shall make any further Insurance in any of the public Offices, or elsewhere, during the continuance of this policy. In which case the Insured is to make a declaration of the same, by indorsing such sum he so insures in the public Offices, or elsewhere, on the back of this policy; and we the Insurers will then be contented to pay our equal average on the loss sustained with the said public Offices or elsewhere.

Should a higher premium than mentioned herein be paid to any Insurers on the property hereby insured during the currency of this policy, it is hereby declared and agreed that the Underwriters hereon shall respectively receive their *pro rata* proportion of such higher premium.

And it is hereby further declared and agreed that this policy is subject to the same terms and conditions as the Fire Insurance Companies, and to follow their settlement or settlements.

In witness whereof we have subscribed our names and sums of money, by us insured.

Dated in London, the . . . Day of . . .
One thousand Eight hundred and . . .

We are not aware that a dispute ever arose as to an Underwriter's liability respecting a Fire Insurance until the year 1889, when, in consequence of a fire, it became a question whether all necessary steps had been taken to render the Underwriter responsible.

A lengthened report of the proceedings in Queen's Bench Division in the case of Thompson, Shannon & Co. (New Zealand) *v.* Adams was given in the *Review* of 10 July, 1889, wherein the whole course of procedure connected with Fire Insurances at Lloyd's was stated.

In *Times* of 24 March, 1892 (Money Article), appeared the following notice :—

In view of the increasing number of policies effected at Lloyds covering risks not connected with marine insurance, the committee of Lloyds desire to call attention to the fact that the deposits and guarantees lodged with them by underwriting members as security for their individual liabilities contracted at Lloyds are applicable only to settlement of claims arising upon policies which relate to the following subject-matters of insurance—viz., vessels of any description (including barges and dredgers), cargoes, freights, and other interests which may be legally insured in, by, or in relation to vessels, cargoes, and freights; goods, wares, merchandise, and property of whatever description insured for any transit by land or water, or both, and whether or not including warehouse risks or similar risks in addition or as incidental to such transit.

What effect this notice will have on *Lloyd's* Fire Insurance business we cannot say, but it ought to put the public on their guard.

We have heard of cases of rating by *Lloyd's* which can only be characterised as reckless underwriting.

We cannot conclude this notice of *Lloyd's* without referring to some of their Philanthropic deeds.

In 1802 *Lloyd's* voted 2,000*l.* to build 14 Life-boats, the foundation of the institution of Life-boats round the coast.

In 1803 *Lloyd's* Committee started the Patriotic Fund “to animate the efforts of our defenders by sea and land.”

They gave 20,000*l.*, 3 per cent. Consols.

The individual members also subscribed.

Bank of England gave	5,000 <i>l.</i>
East India Company	5,000 <i>l.</i>
City of London	2,500 <i>l.</i>
Sun Fire Office	2,000 <i>l.</i>
Royal Exchange Assurance	2,000 <i>l.</i>
London Assurance	2,000 <i>l.</i>

Fourteen persons or firms, 1,000*l.* each.

Several City Companies, 1,000*l.* each.

It is said that little was subscribed by the nobility.

In six years they collected 424,832*l.* and expended 331,611*l.* Up to 1826 the receipts amounted to 629,823*l.*

The fund was specially for the relief of our soldiers when wounded, and of their widows and orphans, and for granting pecuniary rewards and badges of distinction for valour and merit.

SCOTLAND AND IRELAND.

Walford considers that the speculative mania, stayed in England by the action of the Lords' Justices, extended itself, in a certain limited degree, to Scotland and Ireland, and led to the establishment of a Fire Insurance Office in each of those Countries.

He specifies—

In Scotland—The *Friendly* Insurance Society of Edinburgh.

In Ireland— A General Insurance Society, which he designates *British and Irish.*

Facts do not support Mr. Walford's opinions.

As regards the *Friendly*, we think that the history of the Company entirely takes it out of the category of Speculative or Bubble companies.

Respecting the Irish Company we hope conclusively to show that Mr. Walford was not possessed of the facts of the case as regards the *British and Irish.*

1720.

**FRIENDLY INSURANCE SOCIETY
OF
ED INBURGH.**

This was, we believe, the first Fire Insurance Society founded in Scotland. Mr. Stewart expresses an opinion that Friendly Societies for Mutual Insurance had been established in various towns in Scotland soon after the Fire of London, but their records were lost. We know of no authority for this opinion, and have never seen it mentioned before.

The *Friendly* Society of which we now treat is supposed to have had its origin in consequence of several disastrous fires in Edinburgh, by which many individuals sustained great losses. In 1703 there had been two large fires in Parliament Close and Land (probably Lawn) Market, and there may have been others.

The Insurance of houses had not then been adopted in Scotland. A meeting of the Citizens was held for the purpose of founding a Society for mutual protection from loss by fire. The result was the formation of the *Friendly*.

The Deed of Settlement was dated 13 Jan. 17¹⁹₂₀, so that the Company was projected *before* the passing of the Bubble Act. The Company probably escaped annihilation from the fact of its being a mutual association.

Their first title seems to have been—

THE FRIENDLY SOCIETY of the Heritors of Edinburgh and suburbs thereof, in Canongate, Leith, etc., for a mutual Insurance of their tenements and houses from Losses by Fire.

Shortly afterwards they assumed in lieu the title of—

FRIENDLY CONTRIBUTORS OR CO-PARTNERS.

In 1728 the title was altered to

THE EDINBURGH FRIENDLY INSURANCE against Losses by Fire, and whilst they retained that title in the *heading* of their modern policies, with the addition of

Deo Juvante,

A.D. 1720

Incorporated by Royal Charter;

in the *body* of their policies they designated themselves the

FRIENDLY INSURANCE SOCIETY against Losses by Fire.

A certain small per centage upon the value of the property at the time of the Insurance was paid by each contributory for a *perpetual insurance* on their property, the valuation being made by the Directors of the Society, and these contributions formed the Insurance Fund of the Association.

The Deed of Settlement or Articles of Agreement to be signed by each Contributor, was dated 13 January, 17¹⁹, on which day the books were opened. We give a brief abstract. It is given *in extenso* in Maitland's *Edinburgh*, 1753,¹ pp. 331–335.

1. Each contributor, or successor in the property insured, was to be entitled to a perpetual insurance thereof, and to a proportionable interest in the Stock which should arise from the said contributions and dividends of Profits that shall be made therefrom; such Stock and Profits to be inseparably annexed to the buildings insured.
2. Every property insured to be recorded in the books, giving value, bounding (boundaries), and present possessor thereof.
3. A Committee of Directors to visit and value the building to be insured in order that "a just and equal value be put thereon before recording" (*i.e.* for insurance).
4. Premium to be paid, 4/- Scots yearly, upon 1,000/. Scots value insured for 25 years payable half-yearly, or in lieu thereof 100 marks for each 1,000/. insured, for the mutual relief of the heritor and the Society of all damages occasioned by fire in all times coming.
5. Premiums to be paid within 30 days of date when due, with certain regulations in the event of failing to do so.
6. If property insured were disposed of, heritor to be free of any personal obligation in respect thereof, if he procures his successor to sign in his place.
7. Any such successor failing to sign not entitled to the benefits of the Society.
8. Life renters to be admitted, to pay annually 2 per cent. of yearly rent by them insured.

¹ Brit. Mus. 2066 e.

9. Books open every Monday for Subscribers to join. Each Subscriber on entry during first year paying one year's premium to prevent all disputes in case of partial loss.

10. 3 Appretiators (assessors of losses) to be chosen annually, and their determination to be final. They were also to determine the value of life rents.

11. Claims to be submitted to general quarterly meetings. When adjusted, orders will be given for payment within three months thereafter. The area space or ground-right with the ruins, if rebuilt within three years, is allowed to the Proprietors gratis; if not rebuilt within that time, such to belong to the Society, unless there has been a legal impediment to the Claimant rebuilding.

12. Annual accounts to the last lawful day in December to be laid before the Society on second Monday in January, to be perused by all concerned, who were to have access thereto without fee or reward.

13. One vote for every 3,000*l.* insured—proxies allowed.

14. Nine directors to be chosen annually—three to attend weekly by turns, two to be a quorum. Directors to appoint a person as book-keeper and cashier, for whom they are to be accountable to the Society; and to employ such a number of able-bodied, experienced fyremen and other officers as the services of the Society shall require.

15. Annual contributions may be employed at interest. Fees to directors, 2*s.* 6*d.* for each attendance.

16. General meetings may be called on ten days' public notice.

17. Directors to be chosen in January. Former directors may be elected, but at least three new ones must be chosen annually.

18. Society may make such other rules as it may deem expedient.

The following additional articles were afterwards adopted, *probable date, June, 1720.* (See Art. 6.)

1. In the front of all copies of doubles of the original contract, etc., and in all deeds the Society to be called *Friendly Contributors or Co-partners.*

2. Directors annually to be chosen—9 managers and trustees in ordinary,
18 " " " extraordinary,
with same powers as the original directors.

3. Every Member or Contributor to have full voice at meetings without relation to shares.

4. Cashier to be Factor to the Co-partnery, to take all contributions, and to grant discharges with the concurrence of two of the ordinary managers, and to settle all matters.

5. The election of Appretiators to have the force of a Decreet-arbitral, and they shall on election sign their acceptance of the office in the following form,—

That they do accept, and as having God and a good conscience before them, they do promise to determine equitably in the things submitted to them to the best of their knowledge.

6. Every person contributing after 24 June, 1720, to sign the original Contract and these articles, and give obligations to the Factor for annual as well as for the full or capital premiums.

7. All certificates (past and future) bearing the tenements, etc., to be burdened with the payment of such obligations. Old certificates to be called in and exchanged for others in conformity with this article.

8. Managers, etc. nominated. All persons who have signed or shall hereafter sign, paying only annual premiums, shall give obligations for payment of their "*haill*" premiums in terms of original Contract.

9. Articles of Managers which are to be engrossed in *Sederunt* Book are hereafter

to be signed by the Secretary and by any two of the ordinary managers, in regard it is not thought proper to act any more by a Preses.

On 18 March, 1728, the Town Council of Edinburgh granted a Charter of Ratification, of which the following is a brief notice. (*Maitland.*)

A petition having been presented by the *Friendly Contributors* that they might be erected and established into a Corporation or body incorporate in deed and name, by the title of the *Edinburgh Friendly Insurance against Losses by Fire*, with a perpetual succession, the Town Council, after full enquiry and examination, being satisfied that the undertaking was laudable, legal and just, in pursuance of powers vested in them by their Ancient Charters of Erection and other Royal Charters of Confirmation and sundry Acts of Parliament, granted the prayer of the petition.

The deed of settlement of 13 Jan., 17¹⁹₂₀, and the additional articles were incorporated in the Town Council Charter of Ratification.

The Charter of Ratification is said to be dated 18 March, 1728, and it is alleged that the Deed of Settlement with additional articles of *Charter above specified* were confirmed by Act 1 Geo. II., Session 2, cap. 22. This Act was passed for (*inter alia*) *the more effectual securing the payment of such money as hath been or shall be contributed towards a charitable Fund for the relief of such as shall suffer by fire in the said city and the suburbs and liberties thereof.*

The sections are not numbered,

And whereas the houses and buildings in the City of Edinburgh and suburbs and liberties thereof, are much exposed to fire by reason of the nearness to each other and the height thereof, many families inhabiting under one and the same roof; and whereas for the relief of such persons as shall suffer by fire many of the Owners and Proprietors of houses and buildings within the City, suburbs and liberties have (with the consent and approbation of the Magistrates and Town Council of the said city) entered into mutual covenants and agreements to subject themselves to the payment of certain small sums (in proportion to the value and extent of their property) to create and establish a General Charitable Fund or Stock for their mutual relief in case of accidents by fire, to be put under the directions and management of persons chosen by the contributors to such charitable fund, which by experience has been found to be much for the benefit and advantage of the said City, suburbs and liberties thereof, and will be much more useful and beneficial if the bonds given or entered into by the contributors as aforesaid could be made a real charge upon such houses or buildings for which such contribution was made, without taking infeoffment, the expence whereof will in many cases exceed the sum mentioned in such bond.

Now for the promoting and encouraging of said good and charitable design, as further enacted, from 5 June, 1728 it shall be lawful for the Managers and Directors to take from such as have signed Articles for contributing, or entered into covenants for contributing, or hereafter shall covenant to contribute to the said General Fund or Stock, Bond or Bonds carrying interest payable to such person as is or shall be appointed Cashire to said contributions for such sum or sums as shall be contributed by such persons as have signed articles or covenants. Said Cashire to tender and deliver Bonds to the Keeper of Register for Seizins Edinburgh, who is to register the Bonds and deliver them back duly registered within 24 hours with certificate duly signed, endorsed, giving date of Registration and page in Book, the fee for which was

1s. sterling, and no more. Money due and growing due declared on Bond to be a real charge and incumbrance on house, tenement, etc., for which Bond given. In event of dispute between creditors and other claimants, Bonds to be classed, ranked, and preferred according to date of registration, and to be of same validity as Infeoffments.

We are not aware upon what authority the *Friendly* Society declared itself to be incorporated by Royal Charter.

Neither the Charter of Ratification nor the Act referred to seem to justify the claim, and we can scarcely think after the proceedings respecting applications for Charters in the year 1720, that one could have been so soon obtained by the *Friendly*.

The business of the Association proved exceedingly profitable, and after payment of all claims, the Reserve had accumulated to such an extent that after about forty years from its foundation, the Society resolved no longer to confine its operations to Edinburgh, but to extend them throughout Scotland, and upon every description of property, on the principles adopted by the generality of Offices.

The new plan came into operation in 1767, in which year new Regulations were adopted, and those again were revised in 1810.

Notes of

Articles and Regulations of Friendly Insurance Society, 1810,

*Selected from last edition published 1761, and contain all of old plan
understood to be in force after commencement of new plan, 1767.*

1. Similar to article 1, 1720.

2. " 2, "

3. " 3, "

4. Every heritor bound personally; tenement subject really to pay $\frac{1}{15}$ of value insured (called capital premium) for own and Society's mutual relief of all damages occasioned by fire in all time coming.

5. Similar to additional article 6.

Transfers of Insurances.

6. Similar to article 6, 1720.

7. " 7, "

8. Insurances on property turned afterwards into (whole or part) area or waste ground, value of new subject to be settled according to regulations. Directors empowered and required to accept renunciation of former insurance, full or part of premium payable on new insurance, according to value put thereon, if equal to or greater than old, provided such renunciation executed by all interested, and recorded in City Register at expence of person making new insurance—the same of one or more entire subjects of separate valuations in Society's books—premiums and annual rents thereon duly paid up, and premium on surplus duly paid.

Estimate and Payment of Losses.

9. To prevent disputes in case of *partial* loss. On receipt of claim in writing, Secretary to call meeting of ordinary Directors who, if they see fit, shall limit cognition

of quantum to two arbiters mutually chosen with power for oversman whose decision final.

10. Partial or total loss being adjusted as above, Directors to give order on Cashier for payment.

11. On visitation of Dean of Guild Court at instance of sufficient contributors, intimation to be given to Directors that nothing be taken down unnecessarily or in manner to hurt or damnify what left standing.

12. No loss or damage paid by Society, which is not the immediate effect of fire during continuance thereof, or immediate and necessary consequence flowing from it.

13. *Total Loss.* Capital value paid, and if before loss a Dividend of Interest ordained, his proportion thereof also paid.

14. Party sustaining loss, when property rebuilt, has the privilege of insuring anew the same amount according to original articles on deducting from loss the premium, or $\frac{1}{15}$ th part of former value insured.

15. *Partial Loss.* On allowing $\frac{1}{15}$ th of value of said partial loss, subjects damaged shall be insured to full extent of original valuation, provided such house or tenement be repaired to extent at least of value of partial loss, or sufficient security given that the repairs be made within such limited time as the ordinary Directors appoint, and on failure then said $\frac{1}{15}$ th part as also new partial insurance lost and forfeited, and the subject on which such loss sustained, will be insured only to the extent of remainder of original value after deduction of value of partial loss.

Directors, Ordinary and Extraordinary.

16. Similar to additional article 2.

17. Ordinary Directors to be Proprietors of 3000*l.* Scots stock. Every Director chosen, at his admission, and before the *oath de fideli* be tendered, to qualify in such terms: no Director re-elected till out of office two years.

18. Similar to article 17, 1720;

but "at least 2 new yearly."

19. List of persons for ordinary or extraordinary Directors to be made up by the ordinary Directors for the time being at the meeting for balancing books as after mentioned. Same to lie at office till time of election for inspection of members.

20. Directors to appoint Book-keeper, etc., similar to article 14, 1720.

21. Similar to article 15, 1720, as to employment of funds at interest.

22. " 16, 1720. *Courant, Mercury, and Advertiser* named.

23. " 12, 1720, but meeting to be 4th Monday in January, no notice of account being open for inspection.¹

General Meeting.

24. Similar to additional article 3.

25. No member to vote by proxy in any question other than in relation to after mentioned elections, except in cases following:—

Husband of married woman member may vote in right of wife without written proxy.

Unmarried woman of age and a member, may vote by written proxy to member.

Corporation or body politic. One vote by one person having power by Act of Corporation or representation.

¹ General Meeting 28 Jan., 1805, authorized the Directors in all time coming to refuse inspection of the Society's books and transactions to any individual member of the Society.

Every member, pupil or minor, may vote by Tutor, or Curator, or Member of Society, such having written proxy from necessary quorum of Tutors of pupil, or from such minor, with consent of necessary quorum of tutors.

No member for self or in right of wife to vote for any question other than elections after mentioned, unless he be personally present.

26. Right of voting by proxy by all.

27. No proposals or other papers received in General Meeting but such as had first been laid before ordinary Directors, and not to be printed without their permission.

28. No question to be submitted, tending to alter Standing Regulations, unless the design of doing so be advertised by order of Directors in Edinburgh papers 30 days before General Meeting at which to be proposed.

29. Any proposed regulation to be submitted, same to be notified in advertisement calling meeting, to the end members may see and consider the same.

30. Society may alter and amend and make new rules as they see fit.

The following notes illustrate some of the proceedings of the Society.

	£ s. d.	£ s. d.
1773. Sept. Paid William Barclay Baxter in the Pleasance on renouncing the Insur- ance upon the old plan for his sub- jects numb ^d from 2546 to 2551 both inclusive, valued in whole at 1,490/- Scots, the original Premium being . 8 5 6 And three years Int. thereon . . 1 4 0	9 9 6	

Nov. Received for 1 year's Interest on the said Premium Bond to Martinmas, 1773 0 7 0	17 5 2
---	--------

Dec. Received in full of this Bond, the sub- ject being this day renounced. Numbr. 2030.	2 17 4
Balance of princl. being . . . 15 0 2 and Int. owing 2 5 0	

Dec. Received from her 4 years Int. on her Prem. ^m Bond for 14l. 6s. 8d. being from Marts. 1769, to Marts. 1773, paid this day	0
--	---

Dec.	£	s.	d.	£	s.	d.	£	s.	d.
To No. 882 Insured on the 1 st Class									
@ 300 <i>l.</i> Scots prem ^m . 22 <i>l.</i> Scots or 1 16 8									
Insured on the 7 th Class									
@ 670 <i>l.</i> D ^o 44 13 4 or 3 14 5 $\frac{1}{2}$									
Valued at 1000 <i>l.</i> D ^o 66 13 4 or 5 11 1 $\frac{1}{2}$									
To 1 $\frac{1}{2}$ yrs Int. from Whits ^d 1764 to									
Marts. 1765 5 15 0 or 0 9 7									
	72	8	4 or 6 0 8						
By Divid on 22 <i>l.</i> Scots @ 52 p. c.)									
£11 8 9 Scots } 21 2 4 or 1 15 2									
Ditto on 44 <i>l.</i> 13 <i>s.</i> 4 <i>d.</i> @ 22 p. c.)									
£9 13 7 D ^o . } remains 51 6 0 or 4 5 6									
To 5 years' Int. from Marts. 1765, to									
ditto 1770 1 1 3									
	5	6	9						
To 3 years' Int. from Marts. 1770, to									
ditto 1773, on this sum 0 16 0									
due at this date for No. 882, Ster ^s							6	2	9
1775. Feb. 17. Account stated this day w ^t Da Smith									
No. 2851 valued at 860 <i>l.</i> Scots									
2852 " 350									
1210 <i>l.</i> Scots, one									
half whereof Mr. Smith's Ind ^c 605 <i>l.</i> Scots.									
	£	s.	d.						
Premium thereon $\frac{1}{15}$							40	6	8
Int. from Whits ^d 1759 to Marts. 1765							13	2	2
Sum	53	8	10						
deduce Divid 1765 at 22 p. cent.							8	17	5
Rests	44	11	5						

		£ s. d.
1775. Feb. 17.	Int. of 40 <i>l.</i> 6 <i>s.</i> 8 <i>d.</i> from Marts. 1765, to ditto 1770	10 1 8
		<hr/>
		54 13 1
	Int from Marts. 1770, to D ^o . 1774 .	10 18 7
		<hr/>
	Int. from Marts. 1774, to Cands. 1775	65 11 8
		<hr/>
	Scots money	0 16 4
		<hr/>
	in Sterling 5 <i>l.</i> 10 <i>s.</i> 8 <i>d.</i>	66 8 0 or

1777. July. Reps. of Pat^k. Pitcairn, Dr. to Stock
 for an old Error in the Books occasioned
 somehow by Mr. M Farlane the former
 Cashier splitting the numbers in said Pit-
 cairn's Bond in so much that when John
 Patison Town Clerk in Leith paid the debt
 due for N^o. 176 as in the Journal Entries
 above expressed Pitcairn's debt seemed to
 be extinguished—notwithstanding hereof the
 fact is that N^o. 1576 yet remains unpaid
 and the Bond for the same is in the
 Cashier's custody at this date upon which
 number the debt is 15 0 9
 as under, to witt

We are sorry that we are unable to give a copy of the Bond so frequently referred to.

Sometimes Insurances existed concurrently on the same property under the old and new plans.

The Insurance of Goods was first undertaken in 1767, but the Society was not always particular in defining the character of the property insured. Here is an instance.

Insured described as a *Widow*—no indication of trade carried on.

1. Stock not hazardous in her shop ground storry of a stone and
 slated tenement a little below the Purses in the Lucking
 Booths, Edinburgh 400

2. Household Furniture and Stock not hazardous in her present
 dwelling house being first storry of Shawsland, east side of
 Bess Wynd, south side of High Street, at back of Tolbooth,
 Edinburgh 100

The progress of the Society under the new regulations can best be shown by the following statements.

Policies issued.

No.	1.	15 May,	1767.
"	28.	17 June,	"
"	677.	in	1769.
"	4115.	Dec.	1785.
to	16578.	Nov.	1824.
to	20668.	Nov.	1836.
to	24635.	Nov.	1842.
to	28312.	March	1847.

Their Glasgow Agency was commenced about 1843 with No. 30,000, and it had issued up to 33,680 when the Society ceased in 1847.

Duty collected.

1805.	2948 <i>l.</i>	1842.	4747 <i>l.</i>
1837.	4009 <i>l.</i>	1846.	8359 <i>l.</i>

We have only information respecting two losses.

1. In 1774, under the new plan, when the amount of claim was paid, deducting three per cent.
2. In 1776, under the old plan, where the Society seem to have reinstated the damage, and no deduction was made from the account.

In 1775 the quarterly remuneration to the Directors was 2*l.* 5*s.*

The Clerks' salaries were not always paid regularly.

1774. Dec. Paid $\frac{1}{4}$ salaries in last quarter of this year.

This was in consequence of other expenses at other quarters being heavy.

The following "arrangement of salaries to the officers was settled by minute of sederunt of Directors 25 November, 1774," and approven of at the Annual General Meeting held upon the 9 day of January last (1775).

The Secretary's salary 100*l.* deduce what he pays of the

Clerk's salary 10*l.* . . . 90*l.*

Cashier's " 90*l.* deduce ditto 5*l.* . . . 85*l.*

Clerk 25*l.* sterling including the 15*l.* paid him by the

Secretary and Cashier inde. 40*l.*

It appears singular to hire a place of worship wherein to hold General Meetings of an Insurance Office, nor could we have believed it of the *Friendly* if we had not found entries of payments for the use of such buildings for that purpose.

1775. Jan. Paid for the use of Mary's Chapel at the Annual £ s. d.
Meeting the usual sum of 0 7 0

	£ s. d.
1776. Jan. Similar entry	0 7 0
June. Paid for the use of the new Church Ayle at three Sundry General Meetings of the Proprietors p discharge	0 15 6
Or are we to suppose that the Society held Prayer meet- ings at these places and on these occasions, either before or after their meetings at the office.	
Soldiers seem to have been employed at the tryal of the Fire Engines and pipes and to have been paid collectively each time	0 10 0
but on one occasion, when we are to suppose that others than soldiers were employed, the payment was	0 12 0
100/- Scots money equalled 8L 6s. 8d. Sterling.	
100/- Sterling , 1200/- Scots.	

The agencies of the Society were not numerous.

1790	13.
1800	16.
1803	22.
1829	32.
1847	51.

When the *Friendly* transferred its business to the *Sun* in 1847 there were many Dividends unpaid, the discharge of which was undertaken by the *Standard Life Office* for a pecuniary consideration.

The *Sun*, on acquiring the *Friendly* business in 1847, adopted for its Edinburgh Agency (and for a short time at Glasgow), the title of
Sun Fire Office
and
Friendly Insurance Society,
London.

1720.

IRELAND.

Walford says,

"Of the scheme of an Office in Dublin, which we believe took the name of the *British and Irish*, we have no details.

"It was designated in its early days as a General Insurance for Fire in Ireland."

He refers to a notice in *Weekly Journal* of 13 August, 1720, of which we give a copy as follows:—

Weekly Journal or Saturday's Post, No. 89.

We hear a Charter is preparing to pass the seals of these kingdoms and those of Ireland for a General Insurance by Fire in Ireland. The persons who manage this affair are the Earl of Ferrers as Governor, Mr. Cunningham as Sub-Governor, and Mr. Morris Deputy Governor. The Company propose to keep their General Office at Dublin and another Office in London.

It might or might not have had the character of a Bubble—we think not, but that it was started legitimately, and either failed to obtain its charter, or was not sufficiently supported to justify the Managers proceeding with the scheme.

There is nothing in the above announcement to give countenance to Walford's supposition that the name was the *British and Irish*.

In a paper read before the Statistical Society in September, 1877, Walford said,

"The establishment of the *General Insurance from Fire* (1720) in Ireland gave the same advantages respecting Fire Insurance to that country."

Walford does not seem to have been aware of Povey's scheme for extending Insurance to 100 cities and towns in Great Britain and Ireland, which however did not come into operation for the latter country.

In his *Cyclo.*, iii. p. 484, under date 1780, Walford states that the *British and Irish* of 1720 was then in existence. There was not however at that time any such Office.

We are very much disposed to think that Mr. Walford having found the *British and Irish* in operation in late years, and not knowing anything of its foundation, thought it was a name adopted by the *General*.

This "General" had no apparent connection with the English Company of the same name to which a Charter was refused.

Walford, apparently to justify his conjecture, states—

"A Company under the title of *British and Irish* was transacting business in Ireland in 1835. Its duty return for that year amounted to 1,636*l.* 13*s.* 10*d.* In 1842 its duty return reached 2,183*l.* It died out in the following year."

These remarks should have been applied to the Irish Branch of the *British Fire Office*, which was established in 1799.

The *British* transferred its business to the *Sun* in 1843, and the business conducted in Ireland in the name of the *British and Irish Fire Office* was part and parcel of that of the *British Fire Office*, and was so transferred to the *Sun*.

In the Parliamentary Returns of Duties paid by Fire Offices in Ireland the sums received were entered with the names of the Offices with-

out any distinction, whether they were Principal Establishments or Agencies. The duty paid at Dublin under the name of *British and Irish* was paid as by the Agency or Branch of an English Company, and so did not appear in the abstracts of the Duty Returns as published by the Sun Fire Office, that Office being fully aware that *British and Irish* was only a local name for the Irish Branch of the *British* of 1799.

The *British*, as we shall show, on its establishment opened an agency in Dublin, and such being before the Union of Great Britain and Ireland, the Company may have assumed the name of *British and Irish* for that Agency or Branch in order to curry favour with the Irish public and to give themselves apparently a National character.

We know of no tradition of the *British* having taken over any Irish Company, nor are we aware of any Irish Company whose business it could have absorbed.

We feel confident that no *British and Irish* Office existed before 1799.

COFFEE HOUSES.

There is an interesting article on this subject in Ashton's *Social Life in the Reign of Queen Anne*, vol. i., p. 214.

The first Coffee house is reported to have been established in Oxford by a Jew named Jacobs, in the year 1650.

The first in London was established in St. Michael's Alley, Cornhill, by Rosa Pasquee, a foreigner, in the year 1652.

Hatton, in *New View of London*, says—

I find it Recorded that one James Farr, a Barber, who kept the Coffee House which now is the *Rainbow* by the Inner Temple Gate (one of the first in England) was in the year 1657 presented by the Inquest of St. Dunstan's in the W. for making and selling a sort of liquor called Coffee, as a great Nusance and prejudice of the neighbourhood, etc. And who would then have thought London would ever have had near 3,000 such Nusances, and that Coffee should have been (as now) so much Drank by the best of Quality and Physicians.

The sign of the Rainbow is said to have existed in 1641 before the establishment became a Coffee house.

Ashton gives a list of about 500 which he had traced.

As is well known, Coffee houses in Queen Anne's reign were very convenient meeting places for Literary Characters, Men of Business, etc. We need not therefore be surprised at finding that the subscriptions, especially for the schemes of 1720, were generally to be taken at such places.

We may mention some of them.

The Fire Office (*Phoenix*) had an office at the Rainbow in Fleet Street.

The Rainbow Tavern still exists at No. 15, Fleet Street, well conducted, well frequented, famous for stout.¹ Wheatley, following Cunningham's *Hand Book for London*, says that the *Phænix* Fire Office, the 2nd established in this Country, was located at the Rainbow in 1682. He was apparently unacquainted with the fact that the Fire Office and *Phænix* were the same. Probably he regarded the Fire Office as the first. He classed the *Sun* as the third.

Friendly Society was at Bridges', against the Royal Exchange (Pope's Head Alley).

Hand in Hand was established at Tom's Coffee House, St. Martin's Lane, as was the *Westminster*.

Sun had an office at Paul's Coffee House,
and held meetings at

Braund's Head.

Queen's Arms Tavern, St. Paul's Churchyard.

Virginia Coffee House.

Scheme of 1711 was conducted at Bourne's Coffee House, Finch Lane.

Feake—Country Scheme, 17¹²₁₃—was to be met with at Rummer Tavern, Covent Garden.

Overall's—1720—was at Sam's Coffee House behind Royal Exchange.

Sword Blade, was at ditto,
Also at Union and
Sword Blade Coffee House, Birch Lane.

British, at Three Tuns, Sweeting's Alley,
Swan Tavern, Cornhill, and
Marine Coffee House, Birch Lane.

Sadlers Hall, at Marine Coffee House, Birch Lane, and
Feathers Tavern, Cheapside.

Rose, at Marine Coffee House, Birch Lane.
John's, White Lion Alley, Birch Lane.
Crown, George Yard, Lombard Street.

General, at Swan and Rummer, Finch Lane.

Globe, at Ship and Castle, Cornhill.
Globe Tavern, Stocks Market.

Burges' Annuities, at Virginia Coffee House, St. Michael's Alley
or Birch Lane.

¹ Wheatley, *London, Past and Present*, 1891.

Union, at Amsterdam Coffee House, behind the Royal Exchange.
 Tarrant's within Aldgate.
 Sam's, Ludgate Street.
 Old Tom's, Birch Lane.
 Blackwell's.
 and proposals were to lye at 12 Coffee Houses

There were besides Jonathan's, Exchange Alley.¹
 A great Coffee house in 1663. This was one of the great places of resort in London for Bubblers and Bubbled.
 Baker's, Exchange Alley. Still existing.
 Both stock-jobbers' houses.

We have no record of Coffee houses used for schemes other than Fire Insurance, but we may mention that the writer of the article on the *Union Fire Office* in *European Magazine*, previously referred to, says,

It may not be uninteresting to the London Antiquary to be informed of the various Coffee houses in the City at which meetings were held for business, of which the traces are now entirely lost by recent alterations and the different habits of Society.

Some of these are

Sam's,	Ludgate Street.
Brown's,	by the Nag's Head, Cheapside.
Rainbow,	Newgate Street.
Robins',	Old Jewry.
Sumpner's,	Minories.
Southsea,	Bishopsgate Street.
Lloyd's,	Blackfriars.
Tarrant's,	Within Aldgate.
Rainbow,	Ironmonger Lane.
Newel's,	by St. Sepulchre's Church.

Some however remain with the stability of a century, as

Batson's.	
Tom's.	
Richards,	by Temple Bar.
Amsterdam,	etc.

¹ *Bubble Literature*, p. 151.

The existence of Lloyd's Coffee House and its connection with Insurance have already been noticed.

Until about twenty years ago there was a Virginia Coffee House in Newman's Court, Cornhill, probably one of the other Virginias removed to that address, but that has now ceased to exist.

The remainder disappeared, we believe, more than fifty years ago.

Garraway's was a very important Coffee house. Until the writer recently found the *British Mercury* in the British Museum he was under the belief that the *Sun Fire Office* was located at this Coffee house. Such however has proved not to have been the case (*See Part II. Locality*).

The proprietor, called also Garway, whose name was perpetuated until the house was demolished, was born in the early part of the 17th century.

Tea was first sold for the cure of all disorders by one Thomas Garway, Tobacconist and Coffee man. Another account says that Tea was sold in leaf in England for 6*l.* and sometimes 10*l.* the lb. till 1657, when Garway purchased a quantity and sold it in leaf, or in drink made according to the directions of Merchants who traded to the East. On the knowledge of Garway getting the best tea and making the best drink thereof many noblemen and others sent to him for the leaf and daily resorted to his house to drink. He sold tea at 16*s.* to 50*s.* a lb.

Garway's and Jonathan's were the two great Coffee houses in Change Alley in 1663. Tea, according to its goodness, was then sold at 6*s.* to 60*s.* per lb. at the Coffee house in Exchange Alley, known by the sign of Morat the Great.

In 1707 Coffee of the best sort, roasted, was sold at 5*s. 4d.* a lb.

The house was a noted resort for persons engaged in speculations during the reign of Queen Anne, and generally during the South Sea period.

The place has further been rendered famous by Swift's lines in his *South Sea Project*, quoted at page 147.

Garraway's was burnt in the Cornhill Fire of 25th March, 1747 and rebuilt.

It was always a Mercantile resort and a great place for Sales by Auction.

It has now disappeared, and a portion of Messrs. Martin's Bank has been erected on its site.

CHAPTER IX.

1728-1800.

OFFICES PROJECTED AND ERECTED.

ALTHOUGH after the year 1720 no new Fire Insurance Office was actually started for nearly fifty years, there was a project in March, 172⁸, for setting up a

SUFFOLK Fire Office (Mutual).

the head quarters of which were apparently intended to be at Bury St. Edmunds.

The following remarks on the subject are interesting as showing how such a subject was treated by a then existing Office.

The Gentlemen give you for answer to the latter part of yours of the 12th Instant that they nor no body living can prevent the project your neighbours may have in hand about erecting an Office to Insure one another, neither is it any uneasiness to them verely believing they will soon be tired of it when they come to experience the Expences attending the Office and all the Charges that must unavoidably accrue ; besides the Losses w^{ch} may happen, they'l soon find the Odds between paying so much p. Ann. to be Insured & running the Risque of paying they know not what it may be ten twenty or thirty times as much or more ; the many that come out of such like Offices to us daily, & some who formerly were Insured with us, & many more that would come to us, but cannot because their term of Seven Years is not expired, does sufficiently prove our Office to be much the better, and cheaper Office. And if they should proceed in their project it may draw away some few wch cannot hurt this Office but depend on it the first loss as happens among 'em will so divid 'em that we shall find our selves no losers but gainers as we have already experienced.

So far as we know, nothing came of this project.

We have extended this part of our work to the year 1800, believing that it will be interesting to have a record of the names and dates of establishment of Offices projected and founded during the latter part of the 18th century.

The majority of such Offices were Provincial Companies, and very few Country Newspapers of the period in question are to be found in the British Museum. But for the kind and willing assistance rendered by Friends in the profession, whose names will be mentioned in the proper places, and to whom we tender our grateful acknowledgments, our particulars of several Companies would have been very meagre.

As stated an interval of about fifty years elapsed without a single Company being erected, or as we think even projected except the abortive scheme of the *Suffolk* Fire Office above referred to. The first in the field was the *Bath* Fire Office.

1767.

BATH Fire Office.

The date of the Establishment of this Office was unknown to Walford, and we were unable to furnish him with any accurate information. Nor did we understand why they adopted the title of OLD BATH.

Mr. Roberts, of Shrewsbury (*see Salop Fire Office*), has recently very kindly lent us a Copy of the Proposals of the Office, dated June 24, 1800, from which we learn that the Company was established on 25 March, 1767.

The *Bath Sun* started in 1776, and evidently from that year we must date the adoption of the title of *Old Bath* by the *Bath* Fire Office, not, as we shall find, by an absolute change of name, but merely as a name for common use, to show that they had precedence of their rival.

The proposals referred to are headed with a very poor imitation of the picture on the *Sun* Policies.

The Fireman is on the left hand, the Salvage man on the right.

The Arms of the City of Bath take the place of the Sun, and on the Scroll is inscribed BATH FIRE OFFICE.

It is not improbable that upon their Establishment they adopted the *Sun* Form of Policy and Articles, as was done by some other Companies started at later dates.

The heading and preamble of the proposals are as follows:—

June 24, 1800.

Proposals
from the

Old Bath Fire Office
(Established March 25, 1767),
for

Insuring houses and other Buildings, Goods, Wares and
Merchandise from Loss or Damage by Fire.

Whereas the Insuring from Loss or Damage by Fire tends to the safety of property in general, and to the preservation of many Families in particular, who otherwise might be exposed to poverty and Ruin, The *Bath* Fire Office have Established a Fund of THIRTY THOUSAND POUNDS to make good all Losses to persons insured by this Society.

Insurances may be had on the following terms and conditions:—

With few exceptions the Conditions were the same as in the *Sun* proposals of the time.

The Rates quoted were—

	Common.	Hazardous.	Doubly hazardous.
To 1,000/-.	2 0	3 0	5 0
1-2,000/-.	2 0	4 0	7 6
2-3,000/-.	2 0	5 0	—
3-5,000/-.	2 6	—	—
Above 5,000/-.	3 0	—	—

The Rates for Common Insurances over 1,000/- were underselling of the *Sun*. For doubly hazardous 1-2,000/- the *Sun* Rate was 6s. *Sun* did not quote Rates for Sums over 3,000/-.

In *Bath Chronicle*, 2 April, 1789, they advertised themselves as

OLD BATH FIRE OFFICE.

M. (Markes) Davis, *Secretary.*

Agencies.

Chippenham
Melksham

Tetbury
Sarum

Mem. As to Engine Keeper, Engines and Firemen.

A reward of half a Guinea will be given to those who bring the first ladder capable of taking persons from the Windows of an Attic Story.

In 1825 they advertised themselves as

Old Bath Fire Office,

and on left hand side of advertisement a Medallion with Arms of the City of Bath, and inscription *Bath* above the Arms,

Fire Office below „

From May, 1797 to 1826—29 years—the Premiums were 42,935/-.

Losses . 13,959/-

Expenses . 10,799/-

This does not bear out Walford's statement that one of the Bath Companies was supposed to have lost 18,000/- before it relinquished Business.

The Business was transferred to the *Sun* in 1827.

1769.

BRISTOL Fire Office.

Of the earliest years of this Company we know nothing,

Mr. Hobbs, of the *Imperial* Insurance Office at Bristol, whose valuable contributions to our knowledge of the *Bristol Crown* we have already acknowledged, has favoured us with a sight of a renewal notice issued by this Company in the year 1783, which reveals the fact that the original name was

NEW BRISTOL FIRE OFFICE.

In the earliest notices which we had previously possessed (1798 and 1800), the Office is simply called **BRISTOL**, by which and by no other name did we know it.

Walford says (*Cyclo.*, i. 368)—

“*Bristol Town* Fire Office—founded towards close of last century. In 1805 it stood third in amount of duty paid by the Country Offices. It had either died out before 1824 or changed its name to *Bristol Fire* or *Bristol Union Fire*.”

And *Cyclo.*, i. 366,—

“*Bristol Fire* founded probably about 1814”

Walford evidently got the name of *Bristol Town* from the duty return, “obtained by Sir F. M. Eden” for the year 1805 (*Cyclo.*, iii. 420, 421). We think it probable that the word “Town” was an unauthorized addition by the Inland Revenue Department. We are not aware when the word “New” was abandoned.

By whatever name it was called, the Company existed from 1769 to 1839, when it transferred its business to the *Imperial*.

The *Bristol Union* was a different Company, founded about 1814.

In 1838 the *Bristol* consisted of 43 proprietors of 400 shares of 100*l.* each, the market value of which was 109*l.* per share.

The device adopted by the Office was a representation, we presume, of the City Arms.

A Ship and Gateway,

The latter probably representing one of the old City Gates.

The first public announcement by the Company which has come under our notice is the following, copied from *Felix Farley's Bristol Journal*, of 24th February, 1787.

It carries us back in mind to a century previous, and the paper warfare between the Fire Office (*Phoenix*), Corporation of London, and *Friendly Society*.

Emblem.

New Bristol

Ship. City
Gate.

Fire Office.

The Directors of this Office respectfully acknowledge the constant and unabated Encouragement experienced for many years past from the Inhabitants of the City of Bristol and the neighbouring Counties, and though it is not their wish to become Candidates for the favors of the public through the Channel of the Newspapers, yet they think it incumbent on them to maintain that this Company from its Establishment, and agreeably to its original plan in the year 1769, giving up the usual deduction of 3*l.* per Cent. on losses, have always paid the full amount of all Losses by Fire, and by their policies of Insurance the property of the Merchant, Tradesman, Manufacturer, and farmer are secured on Equitable principles, and that there is not a proposal held forth to the public by the advertising Companies but has had Existence in this Company for these seventeen years past.

Whilst therefore the *Phœnix* Fire Office Company (who had no Existence until the Year 1782) has ever since constantly announced to the Public in the most extraordinary manner "that they were the *first* Office who made so fair a Contract with the public, and that no Company for Fire Insurance has ever been established in this Kingdom on a *broader or sounder foundation* (and in the language of triumph are ready to join issue with any of its competitors)"—we have only to say for the information of the public in answer to these bold assertions, that the said *Phœnix* Company are indebted to the Directors of the *New Bristol* Fire Office Company for the plan of Insurance they have adopted, and which was granted to them on the solicitous application of one of their present Directors, who pledged himself that on account thereof the *Phœnix* Company should not by any means whatever interfere with the Interest of the *New Bristol* Fire Office Company.

As a Collateral proof of the truth of the fact above stated, the Secretary of the *New Bristol* Fire Office, in a letter to the Secretary of the *Phœnix* Company, in June, 1785, expressed his surprise at the conduct of that Company in appearing in the Country papers and within the sphere of the *New Bristol* Fire Office Company, with declarations void of truth and differing from their Engagements to this Company.

And as the best apology for such Conduct the Secretary of the *Phœnix* Company, who by their Advertisement of 4 inst. is the ostensible person for its transactions, made the following reply :—

"Permit me to assure you that this Office has not the smallest idea or inclination to push its Business in any way by which it might act in Competition with yours ; so far from it, the Directors have studiously avoided the appointment of any Agencies in which the interests of the two Companies might clash."

Notwithstanding these repeated declarations, it is notoriously true that they had at that very time not only appointed Agencies in all the Towns in the North and West of England, where the *New Bristol* Fire Office Company ever since its commencement has had Agents, but likewise very modestly announces themselves in the Bristol Papers as "the projectors of an improved plan of Insurance," when the fact is that they have very partially only adopted the more equitable and liberal plan of this Company.

It is very foreign to our intention to make any invidious remarks on other Establishments of the like nature (but of which the Advertisements of the *Phœnix* Company are so replete); we have only further to observe that when a Society can dispense with the honorary obligations they owe to another, how far such Society is entitled to general confidence and support let the public judge.

Signed by order of the Directors,

J. HUGHES, *Secretary.*

Feb. 20, 1787.

A Table of Premiums chargeable by the London and Bristol Offices on **TIMBER** and **PLAISTER** Buildings and Goods therein in Bristol.

London Offices.

Bristol Offices.

From 100 <i>l.</i> to 1,000 <i>l.</i> ... 3/-	per Cent.	only 2/- ... difference ... 1/-
1,000 <i>l.</i> to 2,000 <i>l.</i> ... 4/-	per Annum.	only 2/- ... of per Cent.... 2/-
2,000 <i>l.</i> to 3,000 <i>l.</i> ... 5/-	per Annum.	only 2/- ... per An. ... 3/-

If HAZARDOUS Goods or trades are carried on in these Buildings, the Premiums are—

London Offices.

Bristol Offices.

From 100 <i>l.</i> to 1,000 <i>l.</i> ... 5/-	per Cent.	only 3/- ... difference ... 2/-
1,000 <i>l.</i> to 2,000 <i>l.</i> ... 7/6	per Annum.	only 4/- ... of per Cent.... 3/6
2,000 <i>l.</i> to 3,000 <i>l.</i> ... 7/6	per Annum.	only 5/- ... per An. ... 2/6

On COMMON INSURANCES, viz., on STONE and BRICK Buildings and Goods not hazardous therein—

London Offices.

Bristol Offices.

From 100 <i>l.</i> to 1,000 <i>l.</i> ... 2/-	per Cent.	only 2/- per Cent. per An.
1,000 <i>l.</i> to 3,000 <i>l.</i> ... 2/6	per Annum.	

From hence the advantages afforded by the Bristol Offices are so very obvious as to make it the Interest of the Inhabitants of this City to do their business with them, who are intitled to general countenance and support, having relinquished a considerable part of the Premium for their accommodation; for the *specious advantage only* which lies concealed under the giving of Policies by the London Companies, is by no means adequate to the annual saving afforded by the Premiums chargeable by the Bristol Companies.

N.B.—Policies gratis on the terms of the London Companies.

From this advertisement we learn—

1. That the deduction of 3 per cent. on payment of Claims had never been required by them. This was thirteen years before the establishment of the *Phœnix*.
2. Special reference is made to the Advertising Companies, and with rare exceptions, the only Companies which advertised at this time were the *Royal Exchange* Corporation and the *Phœnix*.
3. That the *New Bristol* Fire Office had ever since its commencement had Agents in all the towns in the North and West of England.
4. That the Bristol Offices (*i.e. Crown and New Bristol*) undersold the London Offices.

1771.

HIBERNIAN Insurance Company, Dublin.

Fire, Life, and Marine.

This Company was founded in 1771, by agreement dated 12th March. The Capital was to be 40,000*l.*, 25 per cent. paid up.

By a new Deed, dated 14th April, 1824, stated to be a continuation of the Deed of 1771, the Capital was raised to 500,000*l.*, of which 20 per cent., or 100,000*l.*, was paid up.

We doubt if any Marine Insurance Business was transacted in later years, if ever.

The Fire Business was transferred to the *Sun* in 1839.

The Life Business to the *National Assurance Company of Ireland* in 1839. The last life expired in 1882.

Walford (*Post Mag.*, 1885) said :—

1808, *Hibernian Fire and Life*. Died out, another founded 1824.

This should be

Hibernian Joint Stock Annuity Office, which never transacted Fire Business, and which obtained a Special Empowering Act, 5 Geo. IV. cap. clix. The fate of this Office is unknown to us.

Walford gives the date of 1824 as that of the foundation of the *Hibernian Joint Stock Fire and Annuities Office*, which he erroneously calls a continuation of the Company of 1808.

We have shown above that 1824 was merely the date of the Deed reorganizing the Company of 1771, and that it had no connection with the Annuity Office.

1771.

MANCHESTER Fire Office.

Many years ago we came across the name of this Office under date 1788, with a note, "Supposed to have transferred its Business to the *Phœnix*."

We have at various times endeavoured to obtain some information respecting the Company, but in vain.

The Secretaries of the *Phœnix* very kindly took some trouble to ascertain whether the business of the *Manchester* was transferred to their Office, but without success.

The British Museum does not possess any Manchester Newspapers of the period in question.

We recently enquired of Mr. Moffat, the Manager of the present *Manchester Fire Assurance Company*, whether he could in any way enlighten us, and he very kindly sent us a facsimile of a Policy of the old *Manchester* Office which is in the possession of his Company.

We have also received for inspection, from Mr. Manvell, the Foreign Superintendent of the *Sun Fire Office*, a cabinet size photograph of a Policy of the old *Manchester* Office, which had been forwarded to him from the United States.

On comparing the two documents, we found that they were both copies of the same Policy. We give a copy thereof.

Mr. Manvell at the same time sent a facsimile of a *Sun* Policy, like-

wise received from the States, issued in 1762, No. 204578, together with a facsimile of a Renewal Receipt appertaining to such Policy.

A Memorandum, as follows, had been attached to the Policy, and copied on the facsimile: "The original Policy, of which this is a 'Facsimile,' was recently found in a Bale of imported Waste paper, at the Cheney Paper Mills, Manchester, N. H. Original of Renewal Receipt was found at same time."

That receipt was for the year Christmas 1765 to Christmas 1766.

Picture.

Government

We shall refer to this

Stamp.

after the copy of Policy.

No. 748.

Witnesses John Leigh at the bottom of Smithy Door in Manchester, Chymist and Druggist

hath paid the Sum of Eleven Shillings

to the Society of the **MANCHESTER FIRE OFFICE**, and has agreed to pay or cause to be paid to them at their said Office, the Sum of Eleven Shillings

. on the Twenty Fourth of June, 1774, and the like Sum of Eleven Shillings

yearly on the Twenty Fourth of June during the Continuance of this Policy, for Insurance from Loss or Damage by Fire, on his Household Goods in his now Dwelling House only situate as aforesaid Brick and slated not exceeding Fifty Pounds. Utensils and Stock therein only not exceeding Two Hundred Pounds. China, Glass, and Earthen Ware therein only not exceeding Fifty Pounds.

Now know ye, That from the date of these Presents, and so long as the said John Leigh

shall duly pay, or

cause to be paid, the said Sum of Eleven Shillings

at the Times and Place aforesaid; and the Trustees or Acting Members of the said Society, for the time being, shall agree to accept the same, the Stock and Fund of the said Society shall be subject and liable to pay to the said John Leigh, his Executors, Administrators, and Assigns, all such his Damage and Loss which he the said John Leigh

shall suffer by Fire not exceeding the Sum of Three Hundred Pounds, according to the exact Tenor of their Printed Proposals, dated December the Twenty Sixth, 1771. In witness whereof, we (Three of the Trustees or Acting Members of the said Society) have hereunto set our Hands and Seals, the Tenth day of July, 1773.

N.B.—The Interest in this Policy may be Transferred by Endorsement made and Enter'd at the Office, if the Trustees or Acting Members approve thereof but not otherwise.

Sign'd and Seal'd (being
Stamp'd according to Act
of Parliament) in the
presence of

THOS. BEWLEY.

WILLIAM ALLEN
ROGER SEDGWICK
RICHD. LOWE

3 Stamps
on loose
paper
Wafered
on
Policy.

Device
not Distinguishable.

Having these two copies of Policies before us, we gather some particulars explanatory of the starting of the *Manchester* Fire Office.

Reference is made to their printed proposals, dated December 26th, 1771. We are of opinion that such were the first proposals the Company issued, and that the date thereof fixes the date of their establishment.

The picture is a good copy of that which had been used by the *Sun*, with the position of the engine altered. That is placed in the centre, in lieu of the Sun, and above it a coat of arms.

At the top, a square formed of four embattled walls, with a square embattled tower at each corner, the square being placed diagonally.

Underneath, an animal, apparently a lion.

All the surroundings are copies of the *Sun* picture, but the Fireman is on the right and the Salvage man on the left, positions which they occupied in the *Sun* picture from about 1744-48 to about 1763, after which the position of the figures, window and columns were reversed.

The scroll contained the inscription MANCHESTER FIRE OFFICE.

The printed wording of their Policy is the counterpart of the *Sun* Policy then in use, except the name of Office and date of proposals.

It is a singular coincidence that these two Policies should have appeared almost concurrently, for by a comparison of the written contents of each there can be no doubt that they were both written by the same person, one Thomas Bewley, who, in Nov., 1763, witnessed the signatures of the Managers of the *Sun* to their Policy, and in July, 1773, witnessed the signature of the Trustees or Acting Members of the *Manchester*.

Thomas Bewley is not traced in the *Sun Fire Office* beyond 1769, and we feel assured that he was induced to transfer his services to the *Manchester*, to which Office he took *Sun* Forms, although the Policy happened to be of an earlier date than one would have supposed he would have taken.

So completely were *Sun* forms and modes of procedure adopted, that we find on the *Manchester* Policy private marks of reference which would scarcely be understood except by persons initiated in *Sun* practices.

The *Manchester* Policy was witnessed by Thomas Bewley only. The *Sun* required two witnesses until some time in the present century.

When the names of discontinued Offices were printed in alphabetical order at the foot of the Duty Lists (an arrangement of the writer's), no information was obtained respecting the *Manchester*.

The *Manchester* Office did not pay duty in 1798, and so we must sup-

pose that it ceased to exist between 1788 and 1797. It is not improbable that the note above mentioned actually indicates the death of the Office in 1788.

1776.

BATH SUN Fire Office.

This Office advertised very occasionally in the Bath and Bristol papers, but they never stated the date of their establishment.

In *Felix Farley's Bristol Journal*, 20th December, 1782, referring to the imposition of the Fire Insurance Duty, and to the dating back of the application of the Tax to the Midsummer preceding, they stated that the back time would be paid by the Company as it was hard to call on the Insured for arrears.

Walford says that the Company had a fund of 30,000*l.* for the purpose of meeting Losses.

We have no evidence of their having lost the amount of money which Mr. Walford mentions (*Cyclo.*, i. 257). On the contrary,

30 years, to 1807, their premiums were 23,408 <i>l.</i> ,	losses 4,079 <i>l.</i>
---	------------------------

30 years, to 1837, " " 37,238 <i>l.</i>	" 10,021 <i>l.</i>
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In 1835 they had 25 Agents.

In 1839 the Business was transferred to the *Sun*.

1777.

LIVERPOOL Fire Office.

We have to express our grateful acknowledgments to Mr. J. M. Dove, the Manager of the *Liverpool and London and Globe Assurance Company*, and to Mr. J. H. McLaren, the Manager of the *Royal Assurance Company*, for the great trouble they willingly undertook to procure information for us respecting this Office, and the *St. George* of Liverpool, founded in 1802; and also to the latter gentleman for granting access to a Policy of the *Liverpool Fire Office* in the possession of his Company.

Powers were granted 1st January, 1777. This, therefore, is the nominal date of the establishment of the Company.

The following advertisement, copied from the *Chester Chronicle*, 11th and 18th April, 1777, shows however that the Company was organized at, and recognised, a prior date.

December 27, 1776.

LIVERPOOL FIRE OFFICE.

The Proprietors give notice that Houses and other Buildings, Goods, Wares and Merchandise, in any part of Great Britain, may be insured from Loss and damage by

Fire, at their Office in WATER STREET, where proposals may be had, and persons insured may transfer their Insurances into this Office without any Expence for the Policy.

GILL SLATER	BENJ. HEYWOOD
RICH. HEYWOOD	THOS. TARLETON
JOHN TARLETON.	THOMAS CASE
B. A. HEYWOOD	THOMAS PARKE

THOMAS HUXLEY, late Clerk to the Guardians of the Poor in Chester, informs the public that he is appointed by the above Proprietors their Agent in this City and neighbourhood, and that the Business of Insurance for that Company will be transacted by him at his Office in TRINITY LANE, CHESTER.

Walford in some remarks on Fire Insurance at this time, as quoted in *Insurance Record*, 25 August, 1882, said: "Fire Insurance at Liverpool became necessary. It was brought into prominence by incendiary fires at Naval Arsenal at Portsmouth, and others threatened."

"A strong watch was put on the Liverpool Docks in January, 1777, and as an outcome there was the establishment of a Fire Office."

From the preceding account it appears that the Fire Office was established before the institution of the watch referred to.

In *Gore's General Advertiser*, of Liverpool, 18th December, 1778, the following notice appeared:—

LIVERPOOL FIRE OFFICE.

November 20, 1778.

The Proprietors of the *Liverpool* Fire Office having for the perfect accommodation and security of those who are pleased to encourage that Establishment, agreed upon a considerable addition to their original number, beg leave to renew their solicitations for the favour of the public.

Insurances on Buildings, Goods, Wares, and Merchandise from Loss and damage by Fire, and Insurance on Lives will be done upon the most reasonable terms at the old Office in Water Street, near the Exchange, and all persons desiring to correspond with us are requested to direct their favours

To the Proprietors of the Fire Office in Liverpool.

We, whose names are subscribed, do hereby promise and engage to be answerable for all Risks insured in this Office whether by the former or by the present proprietors, and that whatever Losses may fall upon them shall without delay be punctually paid to the entire satisfaction of all who are pleased to entrust us with the Security of their property.

BENJAMIN HEYWOOD	JOHN BLACKBURN, JUNR.
THOMAS TARLETON	THOMAS STANIFORTH
THOMAS PARKE	THOMAS EARLE
GILL SLATER	SAMUEL SHAW
RICHARD HEYWOOD	JAMES CLEGG
JOHN TARLETON	JOSEPH BROOKS, JUNR.
B. A. HEYWOOD	TYZACK TROTTER

We gather from this announcement that there had been some reorganisation of the Company, and that they transacted Life as well as Fire Business.

The Policy in possession of the *Royal* is No. 5547, dated 17th June, 1788. The device at the head thereof is thus described :—

Liver standing on an old Fire Engine. On each side of ground on which Engine stands is a tree (conventional). The name of Company being in a scroll or ribbon over the Liver, the ends of the scroll approaching the tops of the trees, and so enclosing the central device. No Firemen.

The wording of the Policy is exactly the same as that of a *Sun* Policy dated 1803, being without conditions, but referring to a printed proposal form.

It was under a Policy dated 10th December, 1788, that Tarleton and others brought an action, in 1794, against Staniforth and others, Directors of the *Liverpool* Office, to endeavour to recover the amount of their loss, the matter in dispute being the effect of the allowance of Days of Grace. The particulars of this case will be mentioned more in detail in Part II., *Conditions of Insurance, Legal Decisions, Days of Grace*.

In Billinge's *Liverpool Advertiser*, 12th January, 1795, there appeared an announcement stating that

The proprietors of the *Liverpool* Fire Office are discontinuing Business, and advise transfers to the *Phoenix*. Signed by James Clegg, President.

Subsequent numbers contain advertisements by *Royal Exchange* and *Sun*, stating that they would exchange new Policies for those of the *Liverpool* Fire Office, "free from Expense."

Walford stated the date of discontinuance as probably 1800, or early in the decennium 1800–1810. *Burnt out*.

He, like ourselves until now, had not been successful in tracing the termination of the Company.

In the *Insurance Record* referred to, Walford's statement that the Company of 1777 continued till 1832 was clearly erroneous.

Some confusion has existed from the appearance of a *Liverpool* Fire Office in the Duty List, without any accurate knowledge what Company was intended.

The following statement will clear up all doubts and difficulties :—

The Office of 1777 ceased in 1795.

The *Liverpool St. George* was founded in 1802.

It apparently suffered severely from the Goree fire of 1802.

It paid duty as "Liverpool" in 1805.

And by circular dated 9th September, 1805, it announced that it had discontinued business in favour of the *Imperial*.

In a letter addressed to the *Liverpool Standard*, in March, 1836, it

was stated that a few years previously (*possible date*, 1825-30), a *Liverpool* Fire and Life Insurance Company had been advertised, and enquiry was made what had become of it. The names of Trustees, Directors, etc., were given in the letter. We imagine that the scheme proved abortive.

1780.

SALOP Fire Office.

Walford states that "in this year was founded the first provincial Fire Office of which we have any record in Great Britain—the *Salop*."

He had, however, already referred to the *Friendly* of Edinburgh (1720), and *Liverpool* (1777). Being unaware of the dates of establishment of *Bristol Crown*, *Bath* (Old), and the other Offices above mentioned, the omission of any reference to them may reasonably be excused.

From Mr. William Roberts, the Shrewsbury Secretary of the *Alliance* Assurance Company, we have, through the kind offices of Mr. R. Lewis, the Chief Secretary of the Company in London, and Mr. D. Mirylees, the Assistant Secretary, obtained most of the following particulars, for which we are thankful.

Under *Union* Fire Office and *Bath* Fire Office we have acknowledged other valuable contributions from Mr. Roberts.

The business of the *Salop* was transferred to the *Alliance* in 1889, hence their possession of the following documents :

Proposals dated 26th June, 1794.

Two Policies, issued in 1794 and 1796.

Abstract of Deed, 1797.

Mr. Roberts stated that the abstract of the *Union* Deed, and the proposals of the *Bath* Office were much like those of the *Salop* above mentioned.

As the *Bath* Office proposals were nearly the same as those of the *Sun*, it seems pretty evident that the *Sun* proposals were substantially adopted by several if not by all of the new Companies as each was erected.

The Company stated that it was incorporated by Act of Parliament.

The picture at the head of the old *Salop* Policies is a view of Shrewsbury, with three faces (locally called Loggerheads) above, and a fire engine below. On the top corners there are three water bags, and on the bottom ones a shell (apparently) on the left, and cross axes, similar to the Lochaber axes, on the right.

The "faces" form the Arms of Shrewsbury, which are thus described :

A shield, azure. Three leopard's faces, or.

Loggerheads is the term locally applied to the faces, but it is generally conceded that they represent leopard's faces, which are not uncommon in heraldry.

The device forming the heading of modern Policies of the *Salop* was simply the three faces on a shield; the words

<i>Salop</i>	above
Fire Office	beneath
Established 1780.	

A space on each side of the shield being floriated.

The shield alone formed the device at the heading of their modern proposals, and such shield was the character of the mark adopted by the Office.

The capital of the Company evidently consisted of Stock, for in April, 1889, there was a sale of some Stock by Auction, which realized 230*l.* to 231*l.* per cent.

The total paid-up capital is believed to have been 60,480*l.* stock.

The Company was registered at Somerset House in 1889 in order to enable them to carry out the arrangement for the transfer of the business to the *Alliance*.

Uncertain date.

LEEDS Fire Office.

Our only knowledge of this Office is that in 1782 they intimated to the *Sun* that they were declining Business in consequence of the levying a Duty on Fire Insurances, and they would recommend the *Sun* if it would give policies *gratis* to the Insured in their Office.

At that time it was customary to make a charge for *every* policy.

This was agreed to, and it is presumed that the Business, or part of it, passed into the hands of the *Sun* on those terms.

Walford does not seem to have had any knowledge of this Company.

1782.

NEW Fire Office.

Walford quotes as follows from Sir F. M. Eden's work on Insurance Charters (p. 15, part 2).

A movement was set on foot this year (1780), we believe at the instance of the London sugar bakers or refiners, for founding an insurance office which should meet the requirements of their trade. An application was made to Parliament for a charter of incorporation; but the then Attorney-General (afterwards Lord Kenyon) declined

to recommend His Majesty to grant a charter; and the ground of his so declining was understood to be, that he considered the public as likely to be better served by voluntary associations of respectable individuals than by incorporated societies.

In 1782 the New Fire Office was established chiefly by that class of traders. Seeing, however, that their first Policy was issued on 17 January, 1782, the Office must have completed its organization in 1781.

The name of this Company was speedily changed to

PHOENIX Fire Office.

but the appellation "New" was not dropped for several years, for we find an advertisement dated 6 August, 1785, to the following effect :

PHOENIX ASSURANCE, OR NEW FIRE OFFICE.

This Company was the first which paid losses without deduction or discount.

The inhabitants of Westminster and parts adjacent are informed that an Office is preparing in Spring Gardens, Charing Cross, under the direction of Mr. Walker. A body of firemen particularly stationed to assist at fires in Westminster.

Mr. Walker, Bookseller, Charing Cross, had appointed a distinct part of his premises at the corner of Spring Gardens, for the convenience of Westminster part of the Metropolis, to transact occurring business relative to the Fire Office.

Orders for Insurance solicited.

From advertisements in the *Bristol Journal* it would seem that the title of "New" was discontinued in 1787.

The Office commenced business before their forms were printed, for Policy No. 1 (now in possession of the Company) is in manuscript, without any conditions attached.

We are indebted to the courtesy of Messrs. Macdonald, the Secretaries of the *Phoenix*, for a photographic copy of the policy, the wording of which is as follows :—

NEW FIRE OFFICE	Government Stamp.	COMPANY, London, 1782.
		No. 1.

This Instrument or Policy of Assurance witnesseth that Whereas Messrs. Joseph Bourdorff and John Adam Schwenck have paid the sum of Forty Eight Pounds to the New Fire Office Company for Insurance from Loss and Damage by Fire on their Stock and Utensils in Trade contained in their Sugar House situate in Mill Bank Street in the parish of St. John the Evangelist Westminster, not exceeding Four Thousand Pounds.

Now know ye, that from the date of these presents the Stock and Fund of this Society shall be subject and liable to pay to the said Messrs. Bourdorff & Schwenck their Executors Administrators and

Assigns, all such their damage and loss which they the said John Bourdorff and John Adam Schwenck shall suffer by Fire, not exceeding the Sum of Four Thousand Pounds. This said policy to remain in force until the 17th day of January 1783, until 6 o'clock in the evening & no longer.

In witness whereof we (three of the Trustees or Acting Members for the said Company) have hereunto set our Hands and Seals the 17 day of January 1782.

Sign'd & Seal'd, being first
duly stamp't in the presence
of us, JNO. SHANKS
ANT. HILLIER.

H. SAMLER
JOHN COOPE
A^M. BRACEBRIDGE.

The *Stock Exchange Journal* of 28 April, 1888, gives the following as an extract from a leaflet issued by the Company soon after its formation :—

The Phœnix Company, in consideration of the Premium received, undertakes the whole Risque, Keeping an ample Fund always in readiness to pay Losses ; so that the Persons insured are not accountable for the Losses of others, or liable to any After-Calls, as they are in several other offices.

When accidents occur this Company pays the full Amount of all Losses *without any Deduction or Discount*. Before the time of the Phœnix Institution it was usual for the Insurance Offices to deduct Three per Cent. from the Amount of the Loss proved ; so that Sufferers recovered only Ninety-Seven per Cent. of the Damage they sustained.

Some of the former Companies insure Buildings only, and do not insure Goods ; others reject the Insurance of Buildings, and will only adventure on Goods ; this occasions much Trouble and additional Expence to those who have occasion to insure on both. The Phœnix office insures Houses and Goods, also the *Stock of Farmers*, and ALL KINDS OF PROPERTY WHATEVER.

The Engagement of this Office to rebuild or repair to the full Extent of the Insurance with Workmanship of equal Cost or Value of that destroyed, or to pay for the same at the full Value, it is hoped will fully manifest the Principles of the System. The Limitations which other offices had set upon the Value of Carvings, Stucco Work, Marble Chimney Pieces, and other decorative parts of Building, are ill suited to the expensive Manner in which modern Houses are constructed, and render an Insurance, with such Reservations, a very inadequate Protection to the Insured.

The Engineers, Firemen, and Porters belonging to this Office are distinguished by a Uniform of Crimson Cloth, with a Silver Badge, the Emblem A PHœNIX *rising from the Flames*—which is also the Office Mark ; each Man bears a Number on his Badge, and should any of them misbehave, or be negligent on Duty, the Office will be much obliged for Information, it being their Determination to retain only such Men in that Employment as are deserving of the public Confidence.

It is said that there are 6,722 shares, but that they are not of any fixed value. The amounts originally paid on the shares have been either in greater part or entirely refunded. The shareholders are liable for calls as the necessities of the Office require them, without any

limitation of liability ; but such has been the accumulation of profits in bygone years, that a large Reserve fund has been formed, without any calls, since the commencement of the business.

The Company, organized without any Charter, is deemed to be a private partnership, and no new shareholder is admitted except on special approval by the Directors, who have full power to refuse to accept any proposed Transferee who may be nominated.

The earliest copy of their proposals which we have seen is a set of

Proposals for the Country.

Dated, 22 July, 1782.

PROPOSALS

From the PHÆNIX Fire Office of Lombard Street
for insuring Houses, Buildings, Farmer's Stock,
Goods and Merchandize, Ships in Harbour
or Docks, and Ships building,
from Loss or Damage by Fire.

Insurance from Loss or Damage by Fire hath been found a measure of great Importance to the Security of Property, and to the Happiness of Families. This precaution is seldom neglected by Merchants and Tradesmen, and is equally necessary to Gentlemen, Farmers and to Manufacturers of every kind. This Office was established by a numerous proprietary in January, 1782, upon principles of public Utility, and has received the most honourable testimonies of approbation from all ranks.

A large Capital in Government Securities is at all times held in readiness to pay Losses, and the public will find this Company as ready and as able to make good the Losses of those who stand insured with them, as any of the respectable Corporations or Societies which have hitherto carried on the Insurance Business. No person insured by this Office is liable for the Losses of others as in Contribution Societies.

Agents to conduct the Business of the Company are appointed in most of the principal Cities and Towns in Great Britain.

Notice as to Engine and Firemen clothed in crimson cloth and having a Badge of a Phœnix rising from the flames.

Office willing to subscribe to the purchase and repair of Engines and Implements in any City or Town, in proportion to its business.

The Royal Exchange Corporation, in their proposals of 1726, had a paragraph to the following effect :—

The Capital Stock of the Corporation is an unquestionable Security to the assured, and in case of any dispute they have a more ready and effectual mode of recovery than can be had against any Society who do not act under a Common Seal.

Such notice, we presume, formed part of all their usual advertisements, for we find it in Farley's Bristol Journal for 1787.

We are not aware that the statement or advertisement was ever called in question or criticised, until the *Phænix*, five years after their own foundation, thought it expedient, for some reason or other, to attack the *Royal Exchange*.

This they did in an advertisement in *Felix Farley's Bristol Journal*, 10th February, 1787, as follows :

PHÆNIX FIRE OFFICE,
Lombard Street,
London.

February 4, 1787.

The extraordinary marks of approbation with which the improved plan of Insurance proposed by this Company has been honoured, have naturally excited the jealousy of those Offices which had been established at an earlier period.

The Directors of this Office would have observed in silence any proceedings which were bounded by the limits of fair competition, and would have left unanswered any publications which breathed a spirit of candour and decorum.

But as the Advertisement of one of the Fire Offices, besides the claim of distinction from its Charter, attempts to draw arguments thereon somewhat invidious, it may not be improper to observe that whatever additional Security the Members of such Corporations may themselves derive from their Seal, that of the Public their Customers is by no means improved thereby ; on the contrary, it is lessened, as the holders of Shares in such Corporations stand sheltered from any responsibility beyond the extent of their Chartered Capital.

The allegation that "in case of dispute the Assureds have a more ready and effectual method of recovery than can be had against persons who do not act under a Common Seal" will be found to contain as slender a claim of preference if applied to this Office.

The Conduct of the *Phænix* Company does not expose any of its assureds to the necessity of seeking such modes of recovery. In a very Extensive Business and the Settlement of numerous Losses, no such case has occurred, but to shew how much the proprietors of this Office are above evasion of any kind, the Directors hereby engage that if any person who may have claims on this Office should desire legal resort, any proceeding against their Secretary for the time being shall be of equal force as if laid against each individual proprietor, and the Stock and Fund of the Company shall be liable for the issue.

This Company, in return for the premium received pays, WITHOUT DEDUCTION, the Amount of all Losses by Fire, great or small, on the property insured, and does not (according to the method of Contributionship Societies) render the persons insured liable for the accidents of others. For this purpose it always holds in readiness a large Fund in Government Securities ; and its ability to pay Losses, and the honour and readiness with which it has discharged and always discharges the Losses of Sufferers are equal to that of any Company of Insurers hitherto established in Great Britain, whether acting under Charter or not.

The proprietors of this Office, who themselves pay above SIX THOUSAND POUNDS a year in premiums into the Treasury of the Company, for the Insurance of their own property, are, by the Conditions of their Deed of Settlement, as well as by the Common Law, pledged to make good all Losses to persons assured by them.

No Company for Fire Insurance has ever been established in this Kingdom upon a

broader or a sounder foundation. Upon this fact they are at all times ready to join issue with any of their Competitors.

The Office will continue its endeavors to merit approbation, and it is hoped that whilst the other Companies are setting forth the Terms upon which they will now receive Orders for Insurance, the public will distinguish between those who FIRST set the example of moderation and such as have thought it prudent to follow them.

* * * *The proposals of this Office may be had Gratis from any of its Agents.*

†† There is no clause of Exception against Hay or Corn burnt by natural heat in the Policies of this Office.

‡‡ *Policies removed from another Office or extended are given Gratis by this Company.*

The *Royal Exchange* evidently considered it wholly unnecessary to make any reply, for their advertisements were continued in unaltered form.

The *Royal Exchange* and *Phœnix*, being the only Companies whose advertisements regularly appeared in the above mentioned journal, the statement of the former was apparently a source of irritation to the latter.

The *Phœnix* by their advertisement aroused an antagonist in a way they perhaps least expected (see *Bristol Fire Office*, 1769, p. 207), and could they have foreseen the result of their apparently unprovoked attack on the *Royal Exchange*, they probably would have hesitated before appearing in print.

The *Bristol* Fire Office seems to prove that that Company, besides the *Union* and others which we have mentioned, did not recognise the practice of deducting 3 per cent. on the payment of claims for some years before the establishment of the *Phœnix*.

After the *Bristol* Office advertisement, the *Phœnix* adopted the following form, as appears by *Farley's Bristol Journal*, 16th June, 1787, repeated in 1788 and in *Journal of 14th March, 1789* :—

It is acknowledged on every side that the equitable system upon which Insurances against Fire are now effected has been secured to the Public by the liberal plan of this Company, and the Office has in return been honoured with marks of public approbation, as the rapid Extension of its Business fully proves. (The words in italics were in 1789 altered to from all ranks of the public.)

This Company was not founded on the principle of the Contributionship Societies, in which persons insured are liable for the losses of others. On the Contrary, the Policies of this Office contain a full Engagement to pay the whole Amount of any Loss sustained, for which purpose the Company hold in readiness an ample Fund in Government Securities, and at all times discharge the demands of Sufferers with as much honour and promptitude as any Insurance Company of Great Britain.

We have previously alluded to the singular coincidence of such a paper warfare existing 100 years after that of the *Fire Office (Phœnix)*, the Corporation of London, and *Friendly Society*, and it is remarkable that the second *Phœnix* should, as was the first, be the aggressor.

PHœNIX PROPOSALS, 7TH FEBRUARY, 1821.¹

The former part of the preamble is similar to that of 1782 above given.

After "public utility," read—

The promptitude and cheerfulness with which the most important Losses have been made good by the Company are well known. A large Capital in Government Securities is at all times held in readiness for that purpose, and in addition to that Indemnity which Insurers are bound to supply, this Company has constantly attended to the convenience and accommodation of the public in the mode of transacting the Business of the Office.

* * *

Reasonable Expenses in connection with Removals in case of fire paid.

In London, Buildings and Goods in the Waterside District from Tower to Limehouse and on the opposite shore, are, on account of the additional hazard in those parts, charged one degree higher in the Table than such Buildings or Goods would be rated in other situations.

From an early period of their existence the *Phœnix* cultivated Foreign Insurance business. They established an Agency at Hamburg in the year 1786, at New York, in 1805, and about that time in various other cities of America (now the United States).

The New York Agency, it is stated, was closed in 1815. That of Philadelphia in 1810. Charleston and some others died out at the time of the war between the Northern and Southern States in 1861.

The following extract from Kent's *Commentaries on American Law* (1830), given by Walford, explains the closing of their New York Agency.

Formerly the English Fire Insurance Companies were at liberty to insure property in New York, by means of an agency established here. This was deemed by our citizens as the safest source, owing to their great capitals, to apply for indemnity against fire. But a different policy prevailed and finally gained the ascendancy with our legislature. A prohibitory Act applicable to such cases was defeated in April, 1807, and again in March, 1809, by the objections of the Council of Revision. But on the 18th March, 1814, the prohibition passed into law. The Council of Revision at that time abandoned their former ground, though the individual member who brought forward the objections on the two former occasions persevered in raising the same objections. The prohibition was originally confined to all Foreign Insurance against Fire.

¹ Brit. Mus., 8223 e. 10.
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The *Phænix* at a very early period occupied the field in the West Indies.

The Office celebrated its Centenary in 1882, on which occasion the following article appeared in the *Morning Post* of 10 January, and the Company issued a hand-bill, of which we give a copy.

CENTENARY OF THE PHOENIX FIRE OFFICE.

Morning Post, 10 January, 1882.

Fires are calamities that come home to all of us, and the rapid growth of our population and commerce, and the great increase of our manufacturing industries make the danger of them more apparent than ever. Who can fail to be impressed with this danger as one looks upon the blazing fronts of our shops or upon the numberless lights that stud the busy hives around us as evening approaches? But let us look also at home, where we like to think that all is so secure; and ought we not to bestow some serious reflection on the danger from fire that besets us in every corner of our dwellings? Here we are, environed with candles or convenient gas brackets, often brought into close proximity to curtains or beams of timber, and a hundred other things, all bearing witness to our insecurity in case of fire. Besides all this, incendiarism stalks abroad, and to the perpetration of this crime it is remarkable how small a sum may act as an inducement. The conviction of an offender of this sort a few years back made it apparent that the half-crown gratuity to the person giving the alarm of fire was sufficient, and many fires were created for this sole purpose. Here we have to do with a disposition to fire-raising with which the not uncommon tendency to exaggerate claims when fires accidentally arise has no concern. With regard to this last we sometimes have pleasing evidence of healthy reaction on the part of some who, in the shape of Conscience Money (occasionally announced in our advertisement columns or those of our contemporaries), silently bear witness to former guiltiness. Some years back no less than 3,000*l.* was remitted by some unknown person on this account to one of our leading fire offices, and more often sums of 300*l.* or 400*l.* force their way back to their lawful owners, sometimes through the medium of the clergy or by some more mysterious hand. The annual report of the Metropolitan Fire Brigade admits as (*us?*) to a variety of unsuspected causes of fires—a mouse displacing some lucifers and manipulating them in his nest; the gnawing of gas pipes by rats, who thus liberate the gas till explosion ensues; even the wind operating so as to cause friction in the machinery of a corn mill; and the rain itself, by promoting the slacking of lime and

producing what it ought to quench. These and innumerable other causes of fire of the more ordinary sort operate to our discomfort and loss, and tend to produce in us that healthy feeling of insecurity concerning fire which ought to prompt us to insure all that is liable to the risk of this most notable calamity. And here we are hindered by no consideration of a prohibitory expenditure. For 15s. I can insure my house or my furniture for 1,000*l.* for one year. Who would be so penny-wise and pound-foolish as to hesitate at protecting himself at such a cost? Indeed, looking at the premiums of the various British fire-offices, roughly lumped together at about 12,000,000*l.*, we might be inclined to think that the number of the foolish ones was already minimised, but on consideration we are by no means inclined to admit this as a just conclusion. By bearing in mind the continual increase in the number of houses, which, in England and Wales only, was 4*½* millions in 1872, and is now probably fully five millions, we think that the insufficiency of insurance must be assumed as a fact beyond dispute. No doubt it is not possible accurately to estimate the amount of insurance actually done in this country, the 12,000,000*l.* above referred to including insurances done by British companies abroad as well as at home. It may, however, be worth observation that the amount insured by the British companies at home and abroad cannot fall below 5,000,000,000*l.* sterling! But turning to the year 1868 (when the fire-insurance reduced duty of 1*s.* 6*d.* per cent. was in operation), it may be roughly estimated that the property then insured in the United Kingdom amounted to about 1,450,000,000*l.*, and that now it is probably approaching double that amount. In the metropolis alone the amount insured is something like 600,000,000*l.* And yet probably the amount thus covered by insurance does not amount to more than half the value of insurable property within the areas referred to. Nor do we suppose that our continental neighbours even equal us in this amount of prudence, for looking at the aggregate of premiums received by French joint-stock companies we find it does not exceed 100,000,000 fr., or 4,000,000*l.* sterling. Russia, whose insurance transactions are on a large scale, bestows no less than 1,000,000*l.* sterling of its premium on British companies in the shape of re-insurance, herein (as recent events have proved) displaying a commendable foresight. Those who realise that they are in situations of danger are the first to learn the value of protection, and of precaution also. In many of the timber villages of Norway, fires are rare, whereas amidst the superior buildings of modern cities fires are sadly rife. This can only be accounted for by that absence of caution which is so likely to arise when people think they are secure. We confide in our excellent fire brigade, with its fifty

principal stations and its 500 men, involving an annual expenditure in money approaching 100,000*l.* (of which the fire-offices contribute about a fourth), and of water no less than 20 millions of gallons ; yet here in London we have from 1,500 to 2,000 fires every year. Fresh in our recollection still is the great fire in Tooley-street, at which Braidwood, the valuable superintendent of the Fire Brigade, lost his life, and the fire-offices lost from 2,000,000*l.* to 3,000,000*l.* The Chicago fire, in 1871, caused by the upsetting of a lamp in a stable, involved a loss of 10,000,000*l.*; and this was soon followed by the Boston fire of 1872, involving to the offices alone, a loss of 9,000,000*l.* Thus the world has warning of what fire can effect ; while, on the other hand, it is encouraged by seeing what fire-offices can do. But the usefulness of such institutions is apparent enough, and has had its witnesses before we were born. By one company, in 1807, 200,000*l.* was paid for loss by a fire which occurred in the island of St. Thomas, West Indies. In 1842, by the same company, 216,000*l.* was paid to recoup the claimants of the Hamburg fire of that year ; and again, in 1846, the same company discharged its obligations caused by the fire at St. John's, Newfoundland, amounting to 114,500*l.* More recently we find the same company bearing its share of the Tooley-street fire, amounting to 130,000*l.* of the Chicago fire nearly 100,000*l.*, and of the Boston fire 50,000*l.* We have spoken generally of fire insurance, but have, in conclusion, adverted to the experience of one well-known and successful company—the *Phænix*. This company it was who in 1794 suffered by the great fire in Ratcliffe, and which involved it in a greater loss (*about* 50,000*l.*) than had previously fallen on any Fire-office. It was apprehended by some that such a commercial venture as the *Phænix* then was would flinch from further contact with the flame. Far from being dismayed by this event, however, its proprietors were stimulated to fresh contributions ; and from the occurrence of this conflagration dates the remarkable prosperity of this company, which revived, as from its ashes, invigorated and improved. It is this *Phænix* who, at the close of a hundred years, after paying upwards of 13,000,000*l.* in losses and satisfactory dividends to its proprietors, survives to afford undoubted protection from the flames that fostered its growth.

PHÆNIX FIRE OFFICE, 17 January, 1882.

Centenaries of important events are but seldom heard of. In the commercial world it is difficult to point to any existing Institution that is within many decades of being able to celebrate the 100th Anniv-

versary of its Establishment. The majority of ventures originated a hundred years ago ceased to exist before England acquired its present position as the first commercial country in the world, and many of those which still exist do so in a manner more suited to the days of their birth than to those in which they now find themselves.

The Directors of the *Phœnix* Fire Office, however, in presiding over an Institution whose useful existence has been fully recognized both at home and abroad, feel justified in calling attention to their centenary. They do this with the greater satisfaction, as in tracing the history of the *Phœnix* Fire Office it will be seen that it has steadily grown stronger as it has grown older, and that on attaining to its 100th Anniversary it has reached a point of prosperity rarely, if ever, achieved by any competitor. This is undoubtedly owing to the fact that from the earliest days of the Office the principle of its management has been not to do as much business as possible, but only such as could be carried out on a sound commercial basis.

From time to time its Directors have had to stand aside in the competition for new business, and thus for the moment appear less enterprising, knowing that the competition in which they were asked to take part was unsound and impracticable, and must eventually result in disaster fatal alike to shareholders and insured.

The true question of Insurance is not only "What rate of premium per cent. I am to pay?" but "Shall I get a liberal treatment in the event of my being unfortunate enough to have to make a claim?"

1783.

NEWCASTLE-ON-TYNE Office.

This Company was established for the purpose of effecting Fire and Life insurances, and for granting Annuities.

Their Deed of Co-partnership was enrolled in the High Court of Chancery.

The proprietary could never, we imagine, have been large, for in the year 1831 there were only 21 Proprietors' accounts, three of which were represented by Executors of deceased Members.

In early years their business was of a more general character than in later times, for about the year 1819 they withdrew from Scotland, and abandoned insurances on Cotton and Flax Mills.

From that date their insurances might be said to have been principally on private, mercantile, and non-hazardous risks, which proved highly remunerative.

We have had before us a policy dated in 1831.

The picture for the heading, probably the same as was adopted upon their establishment, may be thus described :—

Neptune seated on a Sea monster, from whose hideous mouth issues a Stream of Water. These are on the top of a dwarf Tower, in front of which is a Coat of Arms—three Castles ; and on the right side of the Tower a Stream of Water is issuing from a pipe.

On the left of the picture is a Ship on fire, and persons on shore in antiquated costume (probably that of 1783), also Packages possibly intended to represent salvage.

On the right side of picture, a house on fire, and men saving goods therefrom.

The whole in an oval in a parallelogram, with implements outside the border.

The wording of the policy is similar to that of the *Sun* at that time.

The proposals are dated 24 June, 1820.

Farming stock and utensils in all the Buildings or in all or any of the Yards and Places on any one Farm, in one sum 1/6 per cent.

The Company would not pay for any loss or damage on stock, occasioned by misapplication of fire heat whilst under process of manufacture.

The following were

THE CONDITIONS OF INSURANCE.

1. Persons desirous of effecting insurances must state their names, places of abode, and occupations : they must describe the construction of the buildings to be insured, where situated, and in whose occupation, of what materials the same are respectively composed, and whether occupied as dwelling houses or otherwise ; also the nature of the goods or other property on which such insurance may be proposed, and the construction of the buildings containing such property.

2. All persons insuring their buildings or goods must describe them as they really are, and if from any circumstances they are attended with peculiar risk, must state such circumstances, that the risk may be clearly understood ; and if the same are described improperly, to the prejudice of the Company, or any circumstance is omitted to be communicated, which is material to be made known, to enable the Company to judge of the risk, or if, after an insurance has been effected, the risk shall be increased by the erection of any stoves or steam engine, the carrying on of any hazardous operation or trade, the deposit of any hazardous goods, or the making of any communication increasing the hazard, and the same be not duly communicated to the Office, the insurance shall be void.

3. Premiums are to be paid from the day on which insurances are effected to the quarter-day then next ensuing, and from thence for one year more, or for several years from such quarter-day, as may be agreed on. No order for insurance will be in force until the premium and duty, or a deposit on account thereof, be paid, nor unless a regular receipt has been delivered by the Office or its agents ; and all future payments for the renewal of policies must be paid annually, within 15 days after the day limited in their respective policies, or the insurance shall cease.

4. Persons insuring property with this Company must give immediate notice if any

other insurance is made elsewhere on the same property, and cause a minute of such other insurance to be endorsed on their policies ; after which this Company will only be liable to the payment of a rateable proportion of the loss or damage sustained, and unless such notice be given the assured will not be entitled to recover in case of loss.

5. If property insured by this Company should pass by death, assignment, or otherwise into new hands, the interest in the policy may be preserved to the successor, provided such succession be allowed at the Office, by indorsement on the policy, and persons changing their habitations or warehouses, may preserve the benefit of their policies if the nature and circumstances of such insurances be not altered ; but in all cases of removal due notice thereof must be given at the Office, and allowed by indorsement on the policy.

6. Goods held in trust or on commission are to be insured as such, otherwise the policy will not extend to cover such property.

7. No loss or damage by fire happening by any invasion, foreign enemy, civil commotion, riot, or any military or usurped power whatever, is insured against.

8. All persons insured by this Company sustaining any loss or damage by fire, are forthwith to give notice at the Office in Newcastle, or to the agent from whom the policy was obtained, and as soon as possible after are to deliver in as particular an account of their loss or damage as the nature of the case will admit of, and make proof of the same by their oath or affirmation, and also by the production of such books, vouchers, or other evidence as may appear necessary, or the Directors of this Company may require, and if there appear any false swearing, or any fraud or wilful misstatement on the part or behalf of the person assured, the claimant shall forfeit all benefit under the policy.

9. If any difference shall arise with respect to the amount of any claim for loss or damage by fire, such difference shall be submitted to arbitrators indifferently chosen, whose award, or that of their umpire, shall be conclusive ; but in all cases of loss the Company will reserve to itself the right of reinstatement, or the payment of claims in money, as may be judged most expedient.

The Company did not transact much, if any, Life business. If any Life policies were granted they had all lapsed before the Office relinquished its business.

They must have done rather an extensive business in the Annuity branch, but as many of the Annuitants lived to a good old age, we doubt if that part of the business of the Office could have been very lucrative.

About the time when that branch was disposed of (some few years before the Company retired from Fire business) they had on their books

141 annuitants whose average ages exceeded . 71 years.

of these 84 " " were about 78 "

16 " were from 80 to 90 years of age

14 " " 75 to 80 "

30 " " 70 to 75 "

The Fire business was transferred to the *North British* in the year 1860. A local newspaper, when announcing the fact, stated that the Office was established in 1775. This was an error.

The Fire mark of the Office was Three Castles.

1784.

**ROYAL EXCHANGE INSURANCE COMPANY
of Ireland.**

We are indebted to the kindness of Mr. Engelbach, the Actuary and Secretary of the *National Assurance Company of Ireland*, for information respecting this and some other Irish Companies.

Mr. Walford, both in *Cyclopædia* and *Post Magazine* stated that this Office was founded in 1799 for Fire, Life, and Marine Insurance, and in *Post Magazine* that it was discontinued in 1821, its Life Policies being transferred to the *National* of Dublin (which Office, however, be it observed, was not established until 1822).

When obtaining their Act, 49 Geo. III., c. 182 (1809), "to sue in name of Secretary," the Company was called "*Royal Exchange Insurance Company of Ireland*."

In *Nottingham Journal*, 27 March, 1835, the Royal Exchange Dublin *Life*, was stated to have been one of several which had ceased within thirty years. As that statement was, we believe, made by one who had every means of knowing the facts, we were willing to accept it in preference to that of Mr. Walford. Had the Company been *Fire*, or *Fire and Life*, the same distinction would have been made as was done with others enumerated in the same list.

Mr. Engelbach has perfectly satisfied us that the Company was formed at Dublin in 1784 for insuring Ships and Merchandise at Sea, and for Life Insurance and Annuities (*not for Fire*), and has favoured us with such details as enable us to state that the Company was dissolved by deed poll, 14 April, 1823 (not 1821), its funds placed in the hands of Trustees to meet claims as they arose, and that by Indenture 19 August, 1853, the Trustees transferred the balance of the Assets to the *National*, for them to complete the winding up of the Office.

The Assets have since been distributed and the Business closed.

1785.

NORWICH.

The Index, Sept. 30, 1889, contained the following statement:—

Norwich, 100 years ago, was one of the principal cities of the land : its hand-loom manufactures found employment for thousands, and besides being a centre of industry and manufacture it was the metropolis of a vast agricultural district. Even then, Insurance business was well understood in this city, different Societies or Clubs were already in full working order, founded, subscribed to, and directed by substantial

Citizens and wealthy County gentlemen ; each conducted on the mutual principle, issuing policies and renewal receipts to their members, and by their combination and mutual support protecting themselves from losses by fire.

The statement here made was a surprise to us. We did not attach any importance thereto, never having heard of such Mutual Societies or Clubs.

Having recently had occasion to address Colonel C. E. Bignold, the present Secretary of the *Norwich Union* Fire Insurance Society, on another matter in connection with his Office, we received a reply from Mr. Ernest Felce, the Editor of the *Norwich Union Magazine*, in which he stated that on the establishment of the *Norwich Union* by Mr. Thomas Bignold, that gentleman became its Secretary, having filled that post for other Local Societies since 1785.

This statement was still more remarkable than the preceding one, and we are indebted to Colonel Bignold for placing in our hands various Documents and Minute Books relating to the early Insurance projects in Norwich, and to Mr. Felce for supplementing the same with positive and traditional information. We frankly acknowledge the great obligations we are under to these two gentlemen, and thank them for the kind assistance they have rendered.

Mr. Felce writes :—

Our statement relating to Mr. T. Bignold, having been Secretary to various Fire Offices since 1785, was taken from a newspaper cutting (*Reading Mercury*), dated October 1, 1818, which read as follows :

"The following calculations have been lately made and published by Mr. Bignold, Secretary to the *Norwich Union* Association, who has been a Secretary to different Fire Offices upwards of thirty years."

Thirty years would carry us back to 1788.

Mr. Felce continues :—

In order to strengthen this we refer you to a prospectus dated 1785 (*kindly sent for inspection*), respecting the formation of an Insurance Company at Norwich.

The following is an abstract of the prospectus referred to :—

HEADS OF ARTICLES
for the REGULATION of the
Proposed INSURANCE OFFICE in NORWICH.

Co-partnership for 30 years . . . 1785, to insure Houses, etc., in Norwich, Norfolk, Suffolk, etc., against Fire.

60 persons in equal proportions to raise a Fund of 60,000/-

to pay 5 per cent. on signing Deed,

45 per cent. on Midsummer day then next following,

remainder on 29 Sept. then next.

5 Trustees

15 persons to be Directors for 1 year, 5 to be balloted out annually.

Regulations as to Meetings—Voting, etc., and many details.

Subscribers living a distance of 15 miles to vote by proxy.

Limit 3,000/- on any one house or parcel of goods.

At the end of 30 years all partnership property to be equally divided as to their Shares.

Meeting to be held at the Angel
on Tuesday, 17 inst., to compleat
number of subscribers.

Mr. Felce further writes:—

One of the traditions of the Office is that in the olden time the Norfolk Farmers founded a kind of club at the "Angel" in the Market Place (now the Royal Hotel), and by paying a specified contribution to a common fund, they insured themselves against fire, dividing the profits (if any) at stated periods. We have, however, no real evidence of this, although up to the time of the institution of the Manchester Unity, and the Foresters, most parishes held a "*Purse*" or Benefit Club at some noted public house, to provide against sickness and burial—always with an Annual Dinner and Statement of Accounts, and it is probable that in long past years the same principle might have been applied to losses by Fire.

The proposed Office of 1785 would seem to have proved an abortive Scheme, and we know not whether Mr. T. Bignold was between that date and 1792 concerned with any Insurance project.

A notice of his proceedings will be continued under 1792.

1785.

GLASGOW Fire Office.

Walford, *Cyclo.*, v. 414, writes:

Glasgow Fire Insurance Association, No. 1. Founded in that city probably near the close of the last century. It is one of the few Insurance Institutions whose date of establishment we have not been able to define, or history to trace. The Fire Duty return in 1805 was £1,955 12s. 6d.

We have an old note that a Glasgow Office was founded in 1785, and that policies were underwritten as were Marine policies, but we have no record of the source from which our information was derived.

From a Duty List of 1798 and from an Official List prepared in 1800 it is clear that no such Company then existed. It must, therefore, have discontinued Business prior to 1798, and any Duty paid in

1805 must have been accounted for by an Office established subsequent to 1800.

1790.

WORCESTER Fire Office.

The first notice which we have traced of this Office is an advertisement in *Berrow's Worcester Journal*, 8th March, 1808.

Worcester Fire Office,
at the Cross.

For insuring Houses, Buildings, Goods, Wares and Merchandise from Loss or Damage by Fire. Proprietors subscribed 100,000*l.*

They had Firemen and Engines.

A list, dated 9th March, 1807, was given of twenty-five Agencies.

Berrow's Worcester Journal, 13 June, 1814.

(Arms of Worcester City.)

Worcester Fire Office,
Foregate Street.

Established in the Year 1790.

For insuring houses, Buildings, Goods, Wares, Merchandise, Farming Stock, and other property from Loss and damage by Fire.

Farming Stock insured at reduced Rate of 2*s.* per Cent. per Annum. Persons already insured may remove their Insurances into this Office free of any Expence.

All Policies are given gratis.

Losses caused by Lightning are made good.

For the better Security of those insured by this Office in this City and neighbourhood, a Set of Firemen are constantly kept in pay, provided with Engines and other necessary Implements for Extinguishing Fires.

GEORGE CARDEN, Secretary.

29 Agents.

1791 to 1817. Their losses amounted to 50 per cent. of premiums, exclusive of Expences.

The business was in 1818 transferred to the *Phoenix*, as appears by the following announcement:—

Berrow's Worcester Journal, 19 March, 1818.

(Arms.)

The proprietors of the WORCESTER FIRE OFFICE, having determined upon a dissolution of their Partnership, take this opportunity of thanking their friends for the support and patronage they have experienced, and beg to state that they have relinquished their Business of Fire Insurance in favor of the PHOENIX FIRE INSURANCE COMPANY of London, who succeed them in their Establishment at Worcester.

The Directors of the Worcester Fire Office therefore earnestly request their Connections and Friends to transfer their Insurances to the *Phoenix* Company. The solidity of character of which being fully established throughout the Country, it is only necessary to state that Mr. G. Carden continues to conduct their Business here, and will be happy to pay immediate attention to any directions he may receive.

The Engine Establishment maintained by the Worcester Office is continued by the

Phœnix, and the undersigned Gentlemen, late Directors of the *Worcester* Office, will act as a Committee to forward the Interest of the *Phœnix* Fire Office.

HENRY WAKEMAN, Chairman.

W. WALL.

S. CRANE.

J. WHEELEY.

J. WAKEMAN.

M. JAMES.

PHœNIX FIRE OFFICE.

Emblem.
Phœnix.
—
Protection.

The *Phœnix* Fire Insurance Company, of London, earnestly solicit of the Friends of the *Worcester* Fire Office the Renewal of their Policies as they respectively expire, assuring them of the utmost attention at all times to their convenience and accomodation.

In respect to the usual allowance of fifteen days for the renewal of Policies, the Insurers in the *Worcester* Office will be entitled to the same privilege as those insured in the *Phœnix* Office.

By order of the Board,

GEORGE CARDEN, *Agent.*

Foregate Street, Worcester,
March, 1818.

1790.

WILTSHIRE and WESTERN Assurance Society.

This Company was established in July, 1790, with four co-equal Offices as principals, viz. :—

Warminster.

Bradford-on-Avon.

Trowbridge.

Frome.

In *Bath Journal*, 9th January, 1792, the following advertisement appeared :—

WILTSHIRE AND WESTERN ASSURANCE SOCIETY.

This Society consists of Sixty proprietors, who have established the same on the most equitable principles, and persons whose property is insured by them will find the Society's Capital Fund of ONE HUNDRED AND TWENTY THOUSAND POUNDS liberally applied for making good all Losses sustained, and that without any deduction.

They insure Houses, etc.

Printed proposals, with names of Proprietors, may be had of the respective Agents, all of whom have Instructions to reduce the Premiums on Farming Stock, Timber tiled and Thatched Barns, Granaries, and outhouses.

Principal Offices are kept by—

Mr. Barton, *Warminster.*

Mr. Mundy, *Bradford.*

Mr. Timbrell, *Trowbridge.*

Mr. Bunn, *Frome.*

Agents—Wiltshire	.	8	Dorset	.	4
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Somerset	.	9	Devon	.	2
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Hants	.	5			
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Insurances of not less than £200 may be removed from other Offices to this free of Expence.

In *Bath Journal*, 31st December, 1792, their advertisement was headed with picture of a Salamander in flames. Motto : "Secure in flames."

The Salamander was probably their mark.

In September, 1822, there was a new Deed of Settlement, by which the capital was raised to 240,000*l.*, and it was doubtless in consequence of arrangements then made that they afterwards designated themselves

SALAMANDER Fire Office Society.

A policy of 1825 with conditions said there was a fund of 240,000*l.* to pay any losses "which shall happen in any one year to any person or persons insured by their Society as far as that sum will extend."

Proprietors were only answerable as to so much of their respective shares (not subject to prior claims and demands) in the Capital of the Society consisting of the sum of 240,000*l.*, as may for the time being remain due from them respectively.

The Society "will pay losses occasioned by Lightning."

In 1835 they had 60 Agents, and in that year transferred the business to the *Sun*.

1792.

NORWICH GENERAL Assurance Office commonly called NORWICH Assurance Office.

We have seen under 1785 the connection of Mr. T. Bignold with Fire Insurance.

In 1792 (date more commonly stated as 1791) a new Company was projected, and the following is an abstract of the prospectus issued.

HEADS OF ARTICLES FOR THE PROPOSED *NORWICH* GENERAL ASSURANCE OFFICE AGAINST FIRE, LONDON AND WESTMINSTER EXCEPTED.

Agreement for 30 years from 1 Jan., 1793 (or sooner if the subscription be completed), to insure houses in Norwich and elsewhere (excepting London and Westminster) against Fire.

¹ 100,000*l.* to be raised in Shares of 200*l.* each (25,000*l.* to be funded).

5 per cent. to be deposited at time of Subscribing

10 per cent. at end of 1 month

10 per cent. at end of 2 months

Interest 3 per cent. till subscription completed.

¹ This mode of funding is fully equal to that practised in the most respectable Offices.

No division of profits for 2 years

5 Trustees

18 Directors one third out each year.

President and 3 Vice-presidents.

Regulations as to Meetings, appointment of Officers, Voting, etc.

At expiration of 30 years all property to be equally divided.

1792. 1 August. Subscription Books opened at all the Bankers in Norwich.

1792. 22 Aug. Subscription being full the Deed of partnership to bear date 1 Nov., 1792, that being the day when all payments are to be compleated.

Mr. Bignold to call on each Member of Committee to be informed what number of shares he thinks proper to take, and whether he chooses to be nominated a Director.

18 qualified persons recommended as Directors.

This Company, there is no question, was projected by Thomas Bignold, said to have been a Banker, but twice only have we found in the papers submitted to us, any notice of him—once in the Minutes of a Committee Meeting, 23 August, 1792 (as above), and once in minutes of a General Meeting, 29 January, 1796, where in a Report it is stated that he as Secretary had on 5 Sept., 1792, addressed certain letters to the Bankers.

Mr. T. Bignold left the *Norwich* Office in 1797 and immediately established a Mutual Office called the *Norwich Union*.

At a General Meeting, 11 Feb., 1799, the *Norwich* determined to insure, from Fire only, Ships in Harbour in Dock or Building, and Craft, their Cargoes and freight in all the several Ports, Harbours and Docks of Great Britain.

In Jan., 1800, an additional deposit of 16,000*l.* was called for in consequence of the extension of the concerns of the Office.

This was by no means required from the Business having been unprofitable for the ratio of loss to premiums had always been very low.

In Jan., 1811, we find notice of the approval and confirmation of a contract entered into by the *Norwich* with the gentlemen concerned in the late *Anchor* Fire Office, evidently for taking over their Business. Of the date of Establishment of the *Anchor*, or where located, we know nothing, never having previously heard of the Company.

At a General Meeting of the Proprietors of the *Norwich Insurance*¹ Company, 19 Nov., 1821,

It appearing desireable that this Society should avail themselves of the present price of the Public Funds by making the proposed Sales (*for the purpose of dividing the*

¹ Designation altered from Assurance to Insurance Company in 1801.

Capital Stock of the Company) as extensive as possible, this meeting doth for that purpose authorize the Directors to negotiate with the *Norwich Union* Fire Insurance Society to transfer the present existing Risks to that Office, and if the terms should be deemed satisfactory that the Directors be authorised to carry the same into execution and to close the accounts of this partnership with as little delay as it may be practicable.

1822, Jan. 15.

The Directors having reported to this Meeting that in consequence of the approaching termination of the Company's term of Copartnership, they had in the course of the last year taken into consideration the best means of continuing the present concern, or of establishing a new one on principles corresponding with the existing opinions and inclinations of the public; after much discussion it was intimated to the Board that the Directors of the *Norwich Union* Fire Office were also engaged in revising the principles of that Establishment, and it appearing that the views of the Managers of the two Institutions were very much in unison, the Directors of this Company entered into an arrangement for uniting the Business of both Concerns and a new Office has been established in which every proprietor of this Office has had an option to take a corresponding number of Shares in the new Company. This option having been accepted by nearly the whole Proprietary the Directors determined that this Company should discontinue the renewal of old Insurances and the granting fresh ones from the 6th August last when the new Company began Business.

Pursuant to recommendation of General Meeting of 19 November last the Directors proceeded to purchase the Guarantee of the *Norwich Union* Fire Office against the outstanding Risks.

Proceedings approved.

1797.

NORWICH UNION Fire Office.

This Society was established by Mr. Thomas Bignold, who, as we have seen, seceded from the *Norwich*.

Whilst the latter was a Proprietary Company he founded this on the Mutual principle.

The following is an abstract of the original proposals.

NORWICH

UNION FIRE OFFICE,
ON THE GENTLEMEN'S WALK.

PROPOSALS
for
INSURING BUILDINGS AND GOODS
from Loss by fire.

Article 1. Whereas the insuring from Loss or damage by fire tends to the preservation of many families from poverty and ruin; advantage of which hath been

taken for the interest of the managers and persons concerned in several Offices of Insurance ; this Office is erected with a view to the sole benefit of the persons insured, amongst whom all the profit is divided, in proportion to each person's insurance.

Article 2. At the expiration of policies, or at whatever time the property to be insured ceases, all persons may, on application to the Office, receive the deposit, together with the dividends of profit made every year from the premium and interest of money, after the charges of the Office are paid, deducting their proportion of contribution towards losses during the time they have been insured.

Hence it plainly appears, that the whole money paid on insuring is in effect only deposited to make good losses by fire, and the charges of the Office ; it being all returned ; except what is applied to those purposes.

All members or persons insured have the liberty of examining all the Books and papers of the Office at seasonable hours, gratis.

An Abstract of the Deed of Settlement will be delivered with each policy.

12 Directors without salary or reward chosen by and from the persons insured by annual rotation—4 new ones every year.

Article 3. The several Classes of Assurance.

Article 4. Every house insured, in case of a loss, is to be put into the condition it was in before the fire, allowing not more than three shillings a yard for painting, nor above Thirty pounds for any Chimney piece ; or else the whole sum insured is to be paid to the Sufferer without deduction : and in case of a damage, the same shall be repaired, or the sum it shall be estimated at, paid to the insured.

Nothing is more evident than that the profits of insurance, which in the offices insuring for gain are divided on their Capital Stock, are here applied to the benefit of the insured.

Although the proposals of 1797 only call the Office "*Union Fire Office*," it would seem that a longer title was adopted by adding "or General Assurance for the prevention of Accidents by Fire and the remuneration of Individual Sufferers."

We have had before us a card—No Date—Printer, Bacon—endorsed in Red Ink "*Norwich Union*," of which the following is a note.

GENERAL ASSURANCE for the
prevention of Accidents by Fire.

Chief Office at Norwich.

Trustees, etc.

Secretary, Mr. Thomas Bignold.

Acting Member for London
and vicinity.

Mr. C. A. Hacket,
21, Birch Lane, Cornhill.
Rates, etc.

We had reason to believe that the date when this card was obtained was 1824, but having become aware of the fact that Mr. Thos. Bignold's connection with the *Norwich Union* ceased in 1818 we must assign an earlier date to its production.

When Thomas Bignold established the *Norwich Union*, he became Secretary, was to have 5 per cent. on premiums, and provide offices and pay salaries of clerks.

1808. He established the *Norwich Union Society for Insurance on Lives, granting and purchasing Annuities, Endowments, etc.*

He became Secretary, receiving 5 per cent. on premiums, and agreeing to provide offices, actuary and clerks.

He was empowered to nominate either of his sons, John Cocksedge Bignold, Thomas Bignold, or Samuel Bignold, as his successor.

The son Thomas became solicitor to the Life Office.

1816. Thomas, the elder, removed to London to take charge of the Fire Business there.

Samuel Bignold was to manage the Fire Office at Norwich, as Joint Secretary with his father, with the reversion of the sole Secretaryship.

J. C. Bignold became Secretary of the Life Office, which appointment, upon his death in 1823, fell to Samuel Bignold.

It will be observed that more prominence is given in the original proposals to the name and title of *Union* Fire Office, than to its identification with Norwich.

Even so late as 1816 the policies were headed

UNION Fire Insurance Society,
Established at Norwich, 1797.

The specific title NORWICH UNION was probably taken on the re-organization of the Society in 1821.

The original Deed of Settlement of the Office prohibited the transaction of Business in London and Westminster, but in 1814 it was decided by General Meetings to accept London Risks.

In 1818 this departure from the original provisions of the Deed of Settlement was brought to a close on Counsel's opinion that an Act of Parliament must be obtained to enable the Society to continue the London Business.

The discontinuance of the London Business severed the connection of Thomas Bignold with the *Norwich Union*, and the joint Secretaryship with Samuel Bignold ceased. The Business was conducted solely by the latter until 1822.

The cessation of the London Business of the *Norwich Union* was possibly deemed by Thomas Bignold to be a favourable time for setting up a new Company in the hope of securing some portion of the Business sent adrift, and so we find that he started the *National Union Mutual Fire Association*, Office in New Bridge Street, Blackfriars.

The *National Union* ceased (Walsford in *Post Magazine*, 1885, p. 38)

in 1822, after proceedings in Chancery against T. Bignold in 1821 (*Cyclo.*, i. 278).

In 1822 the *National Union* Business was transferred to the *National* (England) Fire (not Life, as per *Post Magazine*, 1885, p. 39) which paid duty in that year for one quarter only, amounting to £7 13s.

Under the preceding heading of *Norwich Assurance Office* we have given all details in our possession respecting the amalgamation of the two Norwich Offices in 1822, not, as stated in *Index* of 30 Sept., 1889, in 1797.

The negotiations of 1821 are there explained.

The *Norwich Union* under their new Deed of Settlement of 6 August, 1821, took power to transact Business in London, and under such powers took over, as we believe, the Business of the *National* (England), and all the liabilities of that Company.

When the Amalgamation took place Adam Taylor was Secretary of the *Norwich*, and Samuel Bignold was Secretary of the *Union* of Norwich.

They became joint Secretaries of the *Norwich Union*, and we find the following memorandum :—

Mr. Saml. Bignold will agree to let his name stand second in the Policies with the designation of Home Secretary and corresponding Secretary, but in all Official publications out of Norwich, and Norfolk and Suffolk, such as quarterly advertisements and proposals, and other documents, Mr. Sam. Bignold's name to stand alone, and wherever the two *Secretaries names* appear together, Mr. Taylor's to stand as in the Policy.

The Board has unanimously agreed that the above proposals on the part of Mr. Saml. Bignold are fair and equitable and should be acceded to by Mr. Taylor.

We are not aware when Mr. Taylor's connection with the Office ceased.

In 1822 the Institution was strengthened by a subscribed capital of 550,000*l.*, 66,000*l.* being paid up, and it was declared that the Insured with such a Guarantee Fund were free from all responsibility.

At a General Meeting of *Norwich Union* in 1841, Mr. Samuel Bignold stated, "that the trade of Fire Insurance had been brought to Norfolk by his Father about fifty years ago. In this period three Offices had been formed, all taking their rise in his Family and all had succeeded."

The three Offices alluded to, says Mr. Felce, would be the *Norwich General* (proprietary), *Norwich Union* (Mutual), and these two as united in 1821 (part proprietary and part mutual).

When the amalgamation took place in 1822, a partnership for thirty years was agreed upon and it was determined that the profits should be divided,

3/5 to Policyholders.

2/5 to Shareholders.

and that of the 2/5, one half was to be applied to the formation and maintenance of a Reserve Fund.

In 1852 it was agreed to renew the partnership for another thirty years; but considering the amount of accumulated Reserve Fund, it was determined that in future the full 2/5 of profits should be paid to the Shareholders.

Samuel Bignold, knighted in 1853, continued in office until his death in 1875, aged 84, after a service of about 61 years, and was succeeded by his son, Mr., now Colonel, Charles E. Bignold, who again has sons following their father in the profession, and holding responsible posts in connection with the Office.

In the conditions endorsed on the policies in 1844, the Norwich Union specified special rates for Thatched Risks in the Counties of Devon, Dorset and Somerset.

Mr. R. J. Bunyon, a relative of the Bignolds, for many years managed the London Branch of the *Norwich Union* Fire and Life Offices. He was succeeded by his son, Mr. Charles J. Bunyon, author of works on the Law of Fire and Life Insurance, etc. He retired from office a few years ago, and died in June, 1892.

The address in Birch Lane above given for the General Assurance was that of a City office or Agency.

The chief office of the *Norwich Union* in London, was, as far back as 1817, at 38, Bridge Street, Blackfriars. In 1819 they had an Office in Waterloo Place. In 1829 the London addresses of the Office were Crescent, New Bridge Street, and 173, Fenchurch Street.

In 1864 the Office was removed to No. 29, Fleet Street.

Bacon the printer was much mixed up with the discussions *re* the *Norwich Union* Life Office.

We must refer to Walford's *Cyclopaedia*, i. 276-278, for particulars of the internal dissensions concerning the management of the Fire and Life Offices which extended over some time, but which did not affect the stability of the Societies.

1793.

MANCHESTER SUN Fire Office.

When destroying some official correspondence of the above date, many years ago, the writer observed in a letter to the Agent at Manchester, the mention of an Office of the above name. No particulars were given.

No such Company paid Duty in 1798, and therefore, if one had really existed, it had ceased operations before that year.

We can scarcely think that the *Manchester* and *Manchester Sun* were the same Company, nor could they have been if the former discontinued Business in 1788. As there was a *Bath Sun*, so there might have been a *Manchester Sun*; but if so, all trace of it is lost.

The dates of the establishment of the next two mentioned Offices are unknown.

DEVIZES Fire Office.

It paid 116*l.* for Duty, 1 year to Lady Day, 1798, but was not mentioned as in existence in our list of 1800.

DUNDEE.

This Company paid Duty 907*l.* 1 year to Lady Day, 1798. It had therefore probably been in existence for some years. It appeared in the Duty Return for 1805, amount paid 1,521*l.*, and again in the Returns for 1820 and 1826. The next Duty Return for Scotch Offices which we possess is for the year 1835, from which the *Dundee* had disappeared. It has been supposed that it ceased to exist after 1828.

The exact date of the projected Office next to be noticed is unknown, but we incline to think that it must have been between 1790 and 1800.

•
Proposal to establish a

PAISLEY Fire Insurance Society.

**OUTLINES OF A PLAN FOR ESTABLISHING A COMPANY FOR
INSURING AGAINST LOSSES BY FIRE.**

I. The Company to be denominated the PAISLEY FIRE INSURANCE SOCIETY.

II. The executive part of the Business to be conducted by an Agent,

to be chosen by the Company, who shall be paid a small Commission on the Business transacted, or a fixed Salary, as the Subscribers shall judge most proper.

III. TWELVE Directors to be elected for the Management of the affairs of the Society, three of whom to be changed every year.

IV. A Security to the Public to be established by Subscription, not less than 50,000*l.* and not more than 100,000*l.*, but if 50,000*l.* be not subscribed the present plan not to take place.

V. The Subscription to be divided into Shares of 100*l.* each.

VI. Subscribers to subscribe what number of shares they incline, but to vote according to the following rule, viz. :

One Share of 100*l.* to entitle the Holder to one Vote.

Three Shares " " " to two Votes.

Four Shares " " " to three Votes.

Five Shares " " " to four Votes.

No person to have more than four votes however large a sum of the Subscription he may hold.

VII. No person to be elected a Director who holds less than three shares.

VIII. Each Subscriber to pay up immediately such a sum per cent. on the Amount of his Subscription as shall on the whole form a Deposit of 5,000*l.*, to be lodged in a Bank at such Interest as can be obtained.

N.B.—The Amount of this Payment will be from 5 to 10 per cent, according as the Subscription may fill up.

IX. In case of Losses above 500*l.*, if they be under 1,000*l.* the Directors may make a call on the Subscribers not exceeding the sum of the original Deposit, but if above 1,000*l.* they shall be obliged to make a call equal at least to the amount of the Loss.

X. If any partner fail or delay to make payment of any Call for 30 days after the time appointed for payment, it shall be in the power of the Directors either to declare the sums paid in by such failing partner forfeited to the Company, or to prosecute him for the whole of his Subscription.

XI. The Directors shall be obliged to call a General Meeting, at the desire of three or more partners, who hold Stock to the extent of 5,000*l.*, provided the purpose of calling that Meeting be communicated to the Directors at least ten days previous to the time of the proposed General Meeting.

XII. If at a General Meeting a motion shall be made and seconded to dissolve the Company, the Directors shall be obliged to call another

General Meeting for the special purpose of considering it, and in this event each partner shall have as many votes as he holds shares.

XIII. The Shares to be transferable. Each partner whose calls are paid up may sell to whom he pleases, and order a transfer in the Company's books accordingly.

XIV. Dividends to be regularly made by the Agent of the Society, when the Surplus Funds in his hands amount to — per cent on the Subscription.

XV. Three Directors to sign each policy. The Agent to sign the receipts for the Premiums and Duty.

XVI. The Company to charge the same rates of Insurance as other Offices do, but they are to issue policies for any sum not under 50*l.* without charging any more than the proportionable rate of Insurance.¹

XVII. Persons insured in other Offices to have their policies transferred *gratis*.

XVIII. Every person becoming a Partner is on or before the elapse of the first year to transfer to this Office such Insurances as he may have made on his own private property ; and if concerned in any Company, with their consent, such Insurances as may have been made upon their property.

XIX. Application to be made to Gentlemen of property and influence in the different country towns in Scotland to accede to this scheme by becoming partners or by acting as Agents.

XX. In general the affairs of this Company to be managed as nearly as possible upon the plan of the *Sun* Fire Office, London.

We presume that this Company collapsed under the provision of Article IV.

1797.

PALLADIUM Fire and Life.

Fate unknown. So says Walford. We know nothing of such a Company. Whilst it has been stated that the Company was supposed to have ceased in 1822, we are enabled to say that no such Company paid Duty in 1799, nor in any subsequent year for which we have accounts. If therefore one was set up in 1797, it ceased before 1799. There was a *Palladium* Fire and Life Office established 1824, discontinued Fire business 1830.

¹ Other Offices when they issue policies for any sum under 100*l.* charge the same premium that they do for insuring 100*l.*

1797.

MINERVA

Universal Insurance Company for Fire, Life, and Annuities.

It insured against Loss of Business by Fire.

Walford gives the following particulars—we have never seen any other :—

The *Minerva* Universal Insurance Company “for Fire, Lives, and Annuities,” established this year, introduced a “new feature,” as follows :

Insurance from loss or damage by fire tends to the preservation of many families from poverty and ruin ; and has been proved since the several respectable institutions for this purpose have been established in Great Britain, a measure of great importance to the extension and security of commerce and manufactures. A precaution subjected to such a moderate expense has given satisfaction to gentlemen and farmers ; ease and tranquillity to merchants, manufacturers, and tradesmen : who only remonstrate that notwithstanding they have been fully indemnified for the value of their buildings, goods, and merchandize, from loss or damage by fire, they remain still unprotected from the destruction to which they are subjected by flagration : being unable to carry on their manufactures, etc., by the detriment the insured premises have sustained ; or not occupying the house or shop in which they gained their livelihood, and loss of time in the way of trade. Such complaints are removed in the establishment of the *Minerva* Office.

The 27th general regulation of the Company explains the mode of remedy, which was as follows :

That this Institution will not only indemnify the insured the losses or damages sustained by fire, to the amount of the sum for which the premium has been paid, but further, pay to all tradesmen, shopkeepers, and manufacturers, one additional tenth part of the insured sum, even if the losses amount to the full extent, if the premiums are under 5*s.* per cent., and one-eighth if the premiums are above 5*s.* per cent. Provided always, that the house or building where his manufacture or trade has been carried on is damaged in such a manner that he cannot continue to conduct his business therein.

The 28th regulation also contained a novelty : “That if persons insured for more years than one, there will be an abatement of 6*d.* in the £. per annum on the premiums agreed for, for every year except the first.”

Such a regulation had been adopted by the *Sun Fire Office* in 1737.

The establishment of the *Minerva* was not viewed with favour by existing Companies, one of whom, at least, determined not to effect any Insurance in conjunction with that Office, and actually declined, in a Letter to its Manchester Agent, dated 2 April, 1798, a proposal which he had submitted to it for a joint Insurance with the *Minerva*.

The Office is said to have died out in 1799. It transacted business, but is not included in the list of London Offices which paid Duty for

one year to Midsummer, 1799, so we conclude that the date of its death was between Lady-day and Midsummer, 1798.

1797.

GLOBE.

1797. The *Globe* tried for a Charter to enable them to effect Marine Insurances.

1798. Then wanted a repeal of 6 Geo. I., c. 18, so far as it restricted Joint Stock Companies from doing Marine business.

Defeated.

1799. Proposals were circulated,—

Objects 1. Fire and Life Assurance, Provision and Endowment for Children, provision for Widows, and granting Annuities and sums payable at future periods.

2. For receiving Insurances from members of the Church of England and others, and for providing for Widows and Children of Clergymen of the Church of England, and for poor and superannuated Clergy.
3. To act as Treasurers for funds paid into the Office under No. 2.
4. For assisting and improving Friendly Societies.
5. To receive Deposits at interest from the industrial classes.

A Charter to be applied for, and as a consideration, part of Capital and part of Profits to be invested in purchase of land tax on houses.

Capital to be 500,000*l.*, in 25,000 shares of 20*l.* each, to be paid for as follows:—

1 per cent. on each share on subscribing.

7	"	"	on Royal assent to Bill.
12	"	"	3 months after.
12	"	"	6 "
12	"	"	9 "
12	"	"	1 year after.
12	"	"	15 months after.
8	"	"	18 "
8	"	"	21 "
8	"	"	2 years after.
8	"	"	2 years and three months after.

Sir F. M. Eden, Sir J. Sinclair, Robt. Peel, Esq., Sir R. C. Glyn were amongst the Directors.

The shares quickly rose to 3*l.* 10*s.* premium.

Walford says that on the occasion of this application for a Charter the Managers of the *Sun Fire Office* presented a petition to Parliament against the same, an extract of which is given in *Cyclo.*, iii. 488 ; but no petition of any kind was at that time presented by the *Sun*, and therefore that given by Walford must be an extract from their petition in 1806.

The Bill which the *Globe* promoted was read a first time in the House of Lords on 18 June, and according to Walford, *Cyclo.*, v. 424, the only opposition encountered in the obtaining of the Act was from the *Amicable Society*.

The Bill was however passed.

39 Geo. III., c. 83. Royal assent 12 July, 1799.

An Act for enabling His Majesty to incorporate by Charter a Company to be called the *Globe Insurance Company* for the Insurance of Lives, and against Loss or damage by Fire, and for other purposes therein mentioned.

The draft Charter was prepared, but fell through as the Company could not complete its arrangements within the time limited.

The law officers of the Crown seem to have raised some objections to the form of the proposed Charter, and the *Globe* then applied for a Charter with such restrictions as His Majesty should think proper.

In 1800, Mr. G. G. Stonestreet (*probably Secretary*), of the *Phœnix Fire Office*, published a pamphlet *The Portentous Globe*, etc., a long extract from which is given by Walford in *Cyclo.*, v. 425. In the beginning it is stated :

"There may be and there now is too many Insurance Companies."

"Too many Insurance Companies excite public danger in a tender point which it is scarcely prudent to discuss."

The course of the next proceedings seems to have been as follows :

In June, 1800, the *Sun* considered the question of entering a caveat against the granting of a Charter, but did not apparently then take further action.

Walford, under date 1802, says : The whole question, with the petitions, etc., was referred to a Committee of the House, and that the Committee first met on 11 May, 1801, when the matter was referred to the Attorney and Solicitor General to consider the several alterations and amendments proposed by the Petitioners to be inserted in their Charter, which terms, they reported, removed all the previous objections of the Law Officers of the Crown.

We conclude from the above that the petitions referred to were only those of the *Globe* Directors, not of parties opposing.

In October, 1802, the *Sun* entered a caveat against the *Globe* application for a Charter.

In March, 1803, the Committee of the Privy Council reported that it was not expedient to grant the Charter, and the Subscriptions to the capital were then returned.

1803. Sir Jas. Sinclair in his *History of the Public Revenue of the British Empire* (3^d edn., vol. iii., p. 292, 1803), advocated the establishment of respectable Chartered Companies, under a regulation that one half of the profit, free from expense, should belong to the public, subject to the payment of a certain proportion of the loss when any was sustained.¹

The promoters then held a meeting to form a proprietary Company for Fire and Life Insurance under a deed of Partnership, and to begin Business. Capital to be 1,000,000*l.* in fully paid up shares of 100*l.* treated as stock.

1806. A memorial was presented to the Lords Commissioners of His Majesty's Treasury in which the *Globe* Directors stated that they were desirous of forming a Company to be incorporated by an Act of the Legislature for effecting Marine, Fire and Life Insurances, and for granting and purchasing Annuities. They proposed to raise a capital of one to two millions, part to be invested in the Public Funds, and 100,000*l.* to be paid into the receipt of his Majesty's Exchequer.

They were requested to send in a Draft Bill—the Chancellor of the Exchequer spoke in favour thereof on its second reading, and the Bill was referred to a Committee.

Prior to the second reading the Bank of England opposed the Bill on the ground of the Deposit Branch of the *Globe* (Walford).

It was on this occasion that petitions were presented by the following Offices in opposition to the measure, and not in 1799 (see *British*, p. 249), nor in 1803, as implied in *Cyclo.*, v. 426 :—

Corporation of *Royal Exchange Assurance*.

“ ” Houses and Goods from Fire. .

“ of *London Assurance*.

“ ” Houses and Goods from Fire.

The Charters of these two Corporations only gave them the monopoly of Marine Insurance.

Society of London Insurers, commonly called the *Sun Fire Office Company*.

¹ Brit. Mus., 288, d. 4.

Walford, under date 1799, gives the following as an extract from the *Sun* petition. In fact the *Sun* only presented one petition, and that was in 1806 :—

The humble petition of the Society of London Insurers, commonly called the *Sun Fire Office* Company. . . . That your petitioners humbly conceive that if the said Bill should pass into a Law, it will be a great prejudice to the interest of your petitioners, by giving to the said intended Company various privileges and advantages over your petitioners, who have for a long series of years carried on the business of insurance against loss by fire within the kingdom of Great Britain, and have paid several millions of pounds to persons for losses sustained by fire, and a million and a half to the revenue of this kingdom in respect of the duty payable upon property insured against loss by fire.

Society for the Insurance of Lives, etc., commonly called the *Westminster Life Insurance Society*.

British Fire Office. We refer to our remarks on this petition under the head of *British*, p. 249.

Directors and proprietors of *Phoenix Fire Office*.

Directors, proprietors, and co-partners of *Pelican Life Insurance Office*.

Directors of *Albion Fire and Life Insurance Company*.

The fact of the *Albion* joining in the opposition is evidence that the petitions were not presented in 1803, but in 1806, for this Company was only established in 1805.

The grounds of the opposition were that the existing Offices, having furnished Insurance to the full extent required, on the most reasonable terms, collected large sums for the Revenue, and provided engines and fire police, at considerable expense, for the protection of the public, had a reasonable claim, founded in justice, that no new Insurance Company with chartered rights should be established by authority of Parliament.

The Committee heard evidence on the part of the *Royal Exchange* against the measure, and their proceedings were then discontinued.

The *Globe* thus failed again to obtain a Charter, and all further effort in that direction was abandoned.

For the remainder of the history of this Company we must refer to Walford's *Cyclo.*, vol. v., Article "Globe Insurance Company."

The business was transferred to the *Liverpool and London Office*, in 1862.

1799.

BRITISH Fire Office.

BRITISH AND IRISH Fire Office.

The *British* was founded this year by the *Westminster* Society for Lives, which was established in 1792 with agents at Edinburgh and Dublin.

Walford (*Cyclo.*, i. 375) says that in 1799 the *British* petitioned against the *Globe* application for a Charter, and gives an extract from the petition. Therein they stated that they *several years ago* established the Office to insure within the United Kingdom of *Great Britain and Ireland*. This petition was, we believe, really presented in 1806, at which date the reference to their establishment as "several years ago" would be correct, though it could not have been to a Company then only just formed.

We have already (p. 198) explained respecting the *British and Irish* Office.

In June, 1814, the *British* Fire Office obtained an Act to sue and be sued in the name of their Secretary. The Office was described throughout as the *British*, and in all their early papers they represented themselves as having an Agency at Dublin; so that we have no clue to the date when they assumed the title of *British and Irish*. When the business was transferred to the *Sun* in 1843, the policy-holders in the so-called *British and Irish* Office were addressed as being insured in the *British* Fire Office.

As the *British* was established before the union of Great Britain and Ireland, the Office, in going to Ireland, may have assumed the joint name to curry favour with the Irish public.

1800, 24th September. The *British* agreed to insure Farming Stock on a farm in one sum, with average.

1799.

COMMERCIAL Fire, Life, and Marine, Dublin.

Walford (*Post Magazine*, 1885, p. 27), says: Date of discontinuance 1826? Portions of business transferred to *Guardian*.

Our note is—*Irish Commercial*, old and respectable. Wound up 1825–28 with credit and honour.

This had reference to the Fire business, which we believe was trans-

ferred to the *Guardian*. We are not aware whether that Office took over the Life business.

Date unknown.

ABERDEEN Fire Insurance Association.

Walford says: This Association was founded late in the past or early in the present century. It returned Duty in 1805, 970*l.* 14*s.* 4*d.*, but we cannot trace its subsequent history.

We have no information on the subject but of a negative character. It was not mentioned in the Duty Return of 1798, nor in our list of 1800. We therefore feel justified in saying that no Office of this name existed in the 18th Century, and that the Company which paid Duty in 1805 was founded after 1800.

It did not pay Duty in 1823-24.

It will be seen from the foregoing notes that very little is known of several of the Companies having their origin subsequent to 1767. This may be accounted for from the circumstance that no one, that we are aware of, ever took sufficient interest in the history of Fire Insurance to preserve particulars respecting the different Offices, and there was then no Insurance periodical to record passing events.

The writer can speak from his own experience when about 50 years ago he began his endeavours to trace the dates of the foundation and exit of Offices.

The following, it is believed, is a correct list of the Fire Offices existing in the years mentioned:—

Paying Duty 1 year to Lady Day, 1798.	Paying Duty 1 year to Midsummer, 1799.	List prepared for Official use in 1800.
TOWN—	TOWN—	TOWN—
No record.	Sun.	Royal Exchange.
COUNTRY—	Phoenix.	London.
Bristol.	Royal Exchange.	Sun.
Friendly, Edinburgh.	Westminster.	Phoenix.
Newcastle.	Hand in Hand.	Hand in Hand.
Old Bath.	London.	Westminster.
Dundee.	Union.	Union.
		British.

Paying Duty 1 year to Lady Day, 1798.	Paying Duty 1 year to Midsummer, 1799.	List prepared for Official use in 1800.
COUNTRY—	COUNTRY—	COUNTRY—
<i>Wiltshire and Western.</i>		<i>Friendly Society,</i>
<i>Bath Sun.</i>	<i>No record.</i>	<i>Edinburgh.</i>
<i>Worcester.</i>		<i>Dundee, at Dundee.</i>
<i>Salop.</i>		<i>Bristol.</i>
<i>Crown, Bristol.</i>		<i>Crown, Bristol.</i>
<i>Devizes.</i>		<i>Old Bath.</i>
		<i>Bath Sun.</i>
		<i>Newcastle.</i>
		<i>Wiltshire.</i>
		<i>Worcester.</i>
		<i>Norwich.¹</i>
		<i>Salop.</i>

There were also the *Hibernian* and *Commercial* of Dublin.

¹ This should have been *Norwich* and *Norwich Union*.

CHAPTER X.

AMERICA.

BEFORE concluding this part of the work we will notice some American Companies which were established in the last century, two of which belong to the period when North America formed part of the British dominions.

"The first Insurance Office in New England was established at Boston, in 1724."

So said the *Historical Magazine and Notes, re America* for 1858, published at Boston, 4to.—*Brit. Mus.*, pp. 6323.

Hine, *Insurance Blue Book, New York*, 1877, says: "Probably only an Office for individual underwriting; nothing known." We may add to this conjecture our opinion that it was for Marine Insurance.

The Hon. Horace Binney, Chairman of the Board of Directors of the *Philadelphia Contributionship*, in his address to the Members at the Centennial Meeting of the Society in 1852, stated that the earliest Incorporation for Fire Insurance in Boston took place in 1795, and he had been informed that private policies against the Risk were previously unknown there.

We are not aware to what Company Mr. Binney alluded. We presume that it had ceased to exist many years ago.

PHILADELPHIA.

1752.

Philadelphia Contributionship for the Insurance of Houses from Loss by Fire.

We are indebted to the Society for a copy of the proceedings at their Centennial Meeting on the 2nd Monday in April, 1852.

It was with great propriety that the Meeting was held on that day, as the first election of Directors and Treasurer to put the Company in action was held the 2nd Monday in April, 1752.

The 2nd Monday in 1752 was 13 April.

" " 1852 " 12 "

The address of Mr. Binney to which we have referred above is most interesting, and we are enabled therefrom not only to give many particulars respecting the *Contributionship*, but to correct some errors which have hitherto prevailed in relation thereto.

We would first mention the circumstance that Mr. Binney was actually a Member of the Board for 41 years, viz :

1817-1819 . . 2 years.

1831-1870 . . 39 years.

and filled the Office of Chairman from 1844 to 1870 . . 26 years.

He resigned his appointment in December, 1870, and died on 12th August, 1875, aged 95 years.

In his preliminary remarks Mr. Binney said :—

We began a hundred years ago with nothing but a good thought, a seed, which, when it was sown, was no bigger than a grain of mustard seed, "less than all the seeds that be in the earth"; and at this day how many lodge in security under the shadow of the tree that has sprung up from it! A century ago not an inhabitant of this City possessed a dollar of indemnity against loss of his dwelling by fire. To-day this Company insures eight millions of property in brick and stone buildings, and holds 700,000 dollars of effective well-secured funds to indemnify the loss that may happen to them by fire.

It holds this Security after paying in the last two years more than 100,000 dollars for such losses.

If the men who established this Institution in 1752 were not the first to introduce insurance against loss by fire, to houses and buildings anywhere, they were the first to introduce them into this country. After some inquiry, I am satisfied that Fire Insurance was not known among us before that year.

Mr. Binney then puts the question, How and by whom was the Company formed?

Two or three persons of activity and esteem in the City caused to be prepared the Articles of Association and Agreement creating the Company and declaring the terms and conditions on which they would insure. These articles were denominated the *Deed of Settlement*.

An Advertisement appeared in the *Pennsylvania Gazette*, of 18 February, 1752, published by Benjamin Franklin and D. Hall inviting all persons inclined to subscribe to appear at the Court House where attendance would be given to take in their subscriptions every seventh day of the week until 13 April.

On that day, as we have seen, the Company was brought into existence. The Members were called *Contributors*.

The first signature to the Deed was that of James Hamilton, Lieu-

tenant-Governor of the Province under the Proprietaries, but not indicating in any way any special participation in originating the Company.

The next signature was that of Benjamin Franklin, and he was the first Director elected; but contrary to general ideas he had little to do with the establishment of the Society. He was only connected with it for two years, and seems to have taken little interest therein, for he was far from being a regular attendant at the Board Meetings.

The real originator has now been proved to have been Mr. John Smith, the first Treasurer. He was the first person who insured in the Office.

The terms *Contributionship*, *Contributors*, *Deed of Settlement*, were not in use in America, and there can be no doubt that Mr. Smith had adopted them from the terms used by the *Amicable Contributors or Hand in Hand* of London, whose Articles of Association and principles of Business he must have studied.

Originally Insurances were for 7 years and wooden houses were accepted. Now all Insurances are perpetual, the Policy remaining on the Building for the whole time of its existence, and only Brick or Stone houses are protected.

In 1763 the Constitution of the Society was altered so far as to make arrangements for the accumulation of a Fund of Security, which has materially benefited the Institution.

Although the Company was not incorporated until 1768, the Directors in 1752 established a Seal which from its character has caused the Company to be designated the *Hand in Hand*, a synonym which does not appear in the Deed of Settlement or Policy.

The device of the Seal was four hands united, with the motto *Philadelphia Contributionship*.

Their badge or mark was a similar device in metal upon a shield of wood.

From the engraving on the Title page of the Proceedings of the Centennial Meeting it seems that the device was four hands intertwined, forming a square placed diagonally, and not two pairs of hands joined as in the device of the *Union Fire Office* of London.

The use of marks has been discontinued, but the seal remains unaltered.

In former times Absentees from Board Meetings were fined, and the collective amounts were expended in placing Milestones first from Philadelphia to Trenton, New Jersey, and on a second occasion from Philadelphia towards the boundary of the province southwards towards Newcastle, Delaware.

The system of fines has been changed to the provision, for those who attend at the Monthly Meeting, of a "reasonably good dinner and a Segar."

It is remarkable that during the 100 years of the existence of the Office, they only had one Law Suit, which terminated in favour of the Company.

Mr. Binney recognised that the second Company was an offshoot of the *Philadelphia Contributionship*, but he made no allusion to the cause of disruption.

1784.

The Mutual Assurance Company for the insuring of Houses from Loss by Fire.

We learn from Walford that this Association arose in the circumstances that the *Contributionship* had in the previous year sustained a loss by a house becoming ignited from its *Shade-tree*; and the Institution in consequence refused any longer to insure houses having shade-trees, because they interfered with the working of the fire engines. A number of members of the *Contributionship* therefore seceded and formed this new association, selecting for its mark or badge a "green tree"; and the Association has been frequently called the *Green Tree Insurance Company*. We believe that the Company is still in existence. The new Company charged an additional rate for houses having shade trees according to the following Article of their Deed of Settlement.

Article 22. That there shall be an addition to the Deposit money upon the Insurance of all houses having trees planted before them, and also for trees planted in the yards near the houses, which addition shall be determined by the trustees and be in proportion to the risk such trees may occasion. And trees planted after Insurance made must be reported to the Office, and the additional Deposit paid within twelve months after they are planted, or the Deposit money will be forfeited and the Insurance become void.

We are indebted to Walford's *Cyclopaedia* for the following notices.

NEW YORK.

1770.

The first trace of Fire Insurance which we find in the State of New York occurs under this date. At a sitting of the New York Chamber of Commerce, held 3rd April, this year, Mr. John Thurman moved that:

As it is the desire of a number of the inhabitants of this City to have their estates Insured from Loss by Fire, and that losses of this sort may

not fall upon individuals, proposed that the Chamber take into consideration some plan that may serve so good a purpose under the direction of this Corporation.

Walford quotes from the proceedings of the Chamber, which probably give the proposal in a condensed form. At the sitting, 2nd May following, it is recorded :

The proposal of Mr. Thurman to take into consideration some plan to be pursued in Insuring Houses from Loss by Fire is referred to a future meeting.

At a sitting of the Chamber, 5th June, the consideration was again further postponed, and the subject was never again taken up during the Colonial period.

1787.

The Mutual Assurance Company of the City of New York.

The first Fire Insurance Association actually established in New York was founded this year under the above name, and it remained the only Fire Insurance Company in the City down to 1796. On the 28th March, 1809, it became incorporated.

A notice of it appeared in the *New York Packet*, 24th July, 1787, as follows :

Mutual Assurance Company for assuring houses from loss by fire in New York.—Whereas the insurance of houses and buildings from loss by fire has been found to be of great and public utility wherever it has been practised ; and although societies have been instituted in different places, yet none have hitherto been formed in this City for that laudable and beneficent purpose.

A number of respectable citizens, as well for their own mutual security as for the common security and advantage of their neighbours and fellow-citizens, with the view of promoting the insurance of houses and other buildings from loss by fire on the most equal terms, and without any views of private or separate gain or interest, have established a Company by the name of *The Mutual Assurance Company* for insuring houses from loss by fire in New York.

The utility of an institution in its purpose so laudable cannot fail to attract the notice of every citizen, being of so great importance to the security of property and the happiness of families, that it is presumed that no person of prudence will be found to neglect it.

The Office is now opened at 57, King Street, where such persons as incline to insure their houses and other buildings may, on application, receive every necessary information.

This statement was signed John Pintard, Secretary, June 15th, 1787.
In 1846, this Corporation changed its name to the *Knickerbocker* Fire Insurance Company.

We find that in the year 1890 it reinsured its risks in the *Home* of New York.

We may mention the following Companies as established at the end of last century :—

1794. <i>Insurance Company of North America</i>	Philadelphia.
<i>Insurance Company of the State of Pennsylvania</i>	"
<i>Equitable Society for Insuring Houses from Loss by Fire</i>	Baltimore.
<i>Mutual Assurance Society of Virginia</i>	Richmond.
1797. <i>United Fire Insurance Company of New York</i>	
1798. <i>Massachusetts Mutual Fire Insurance Company</i>	Boston.
(The last two are now believed to be extinct).	
1799. <i>Providence</i>	Providence, Washington.

PART II.

*THE
FIRE INSURANCE
SCHEMES
OF
CHARLES POVEY.*

SUN FIRE OFFICE.

PART II.

1706-1710.

POVEY'S FIRE INSURANCE SCHEMES.

EXCHANGE HOUSE Fire Office for Town, or *Sun Fire Office*.

" " Salvage Corps Scheme.

EXCHANGE HOUSE Fire Offices for the Country.

COMPANY OF LONDON INSURERS.

SUN FIRE OFFICE.



CHAPTER I.

POVEY'S SCHEMES.

EXCHANGE HOUSE FIRE OFFICE FOR TOWN.

THE name of this Office is explained by the fact that it was the Fire Office held at the Traders' Exchange House, Hatton Garden, the building where Povey carried on his business being so designated. The appellation "Exchange House" was not apparently used by Povey until he produced his Salvage Corps Scheme.

Povey adopted the Sun as his emblem or mark, and hence the Office was sometimes called the *Sun Fire Office*, a name which was continued by the *Company of London Insurers* after the *Exchange House* Fire Office was transferred to them.

Walsford says that the scheme was set on foot in 1706. He may in his wonderful collection of papers have had in his possession a copy of the original proposals which enabled him to fix that date, a date which the *English Memorial* seems to confirm, though in his *Secret History* Povey states that he invented and set up the *Sun Fire Office* in the year One thousand seven hundred seven eight (*i.e.*, January-March,

170⁷), and that he carried it on for near two years by himself at his own private costs and charges.

We presume that tradition formed the ground for an assertion by the *Company of London Insurers* in the year 1800 that the *Sun Fire Office* was projected in 1706.

Walford says: Povey appears to have been the inventor of a Fire Annihilator, and is believed to have been led to consider the subject of Fire Insurance in that connection.

We shall show in Part III. that there was no connection between the *Exchange House* Fire Office and the Fire Annihilator.

If we were to hazard a conjecture as to any special matter which turned Povey's attention to Fire Insurance, it would be the fact of a large fire having occurred in 1703 at Execution Dock, near to Povey's residence.

Povey, as we believe, started the *Traders' Exchange House* Office for Lives, (see Part III.), in 1706 at the latest, and it was to make an annual contribution to the Building Fund of his proposed College. It is not impossible that Povey had some idea, in starting his Fire Office, to make it an additional means of bringing Funds to the College Scheme.

Having in 1707 got his first and second proposals for Assurances on Lives into working order, we may suppose that he proceeded to bring to maturity the Fire Insurance Scheme which he had had under consideration for some time.

Soon after the projection of the "Proprietors of the *Traders' Exchange House* Office for Lives," Povey, who had rendered himself conspicuous as the author of a publication, entitled *The Unhappiness of England*, projected the *Sun Fire Office*.

In the *English Memorial*, Povey refers to his original expenses in writing and publishing the Articles, in setting up the Undertaking, and for Rent, the Clerks' salaries and the Firemen, till such time as the first Policy of Insurance was taken out, and it was a considerable time even before that was done. New inventions, he added, move but slowly, and are long in gaining credit and reputation in the world.

On examination of the Numbers of Povey's paper, the *General Remark*, in possession of the British Museum, we cannot find any allusion to his Fire Office up to October, 1707.

The conclusion at which we arrive is that the Office was projected in 1706, but not set up or established until 170⁷, and that business was not commenced prior to the latter date.

Povey says that the Office was invented to insure Houses, Goods and Merchandizes in all parts of Great Britain and Ireland. This is an

incorrect statement. The Office which we are now considering was set up for London and Westminster, etc., for Goods only; the Office for Great Britain and Ireland will be referred to presently.

We have carefully investigated every known circumstance and statement connected with the Office under consideration, and are fully convinced that it was limited to the Insurance of Goods in London and Westminster.

It is not surprising that Povey should have so limited his project when we consider that at the time the

<i>Phœnix</i>	had about 10,000 Subscribers on Buildings,
<i>Friendly</i>	" 18,000 "
<i>Hand in Hand</i>	" 13,000 "

He must have been convinced that there was no scope for another Office for Buildings.

Povey more than once states that the Insurance of Goods and Merchandizes was looked on as impracticable. No such scheme was ever offered to the world before he opened the *Sun Fire Office* upon his own bottom, and that he was unassisted by any Company or person. On the first proposal it was laughed at and ridiculed by every rank and degree, till the Articles were published.

Possibly it was partly to this mockery that Povey referred, when, in *English Inquisition*, he stated that he was "persecuted with calumnies by false wits, who distinguished him by the odd characters of Maggot, Projector and Madman."

Walford says that this Office, so far as it had any legal constitution at all, was proprietary, by which term we must understand "the property of one person," for Povey only was responsible for the policies which were underwritten by him or by his authority.

Walford refers to Governors and Directors, respecting whom we have the following information.

In *General Remark*, No. 430,¹ 29 November to 1 December, 1708, is the following Advertisement :—

A List of the Names of the Governors and Directors constituted according to proposals lately published in this paper,² for the better management of Mr. Povey's undertaking for insuring Moveables, Goods, Merchandizes and Wares from Loss by Fire.

¹ Bodleian Library, Hope Fol. 71.

² The *Remark* containing such proposals has not been discovered.

LIST OF NAMES.

Governors.

- The Hon. George Booth.
 ✕ Sir John Bennett, Kt. Serjeant-at-Law.
 ✕ Rev. Dr. Pratt, Dean of Rochester.
 ✕ William Clements, Doctor of Laws.
 John Crew Offley, Esq.
 ✕ Anthony Vane, Esq.
 Theophilus Boteler, Esq.
 Henry Johnson, Esq.
 ✕ † James Comber, Esq.
 Comissary Rutherford.

Directors.

- Rev. John Waugh, D.D.
 Rev. Mr. Philip Stubbs.
 ✕ John Bennett, Esq.
 ✕ Major George Spencer.
 Anthony Vane, junr., Esq.
 Richard Tudor, Gent.
 ✕ William Kidgill, Gent.
 ✕ Mr. John Barnardiston (*Vintner*).
 † Mr. Miles Harper (*Grocer*).
 ✕ † Mr. John Brightland (*Vintner*).

✖ Those so marked became Acting Members of the *Company of London Insurers*.
 † , , were Trustees of the *Traders' Exchange House* Office for Lives.

The proceedings in connection with the Appointment of Trustees for the *Traders' Exchange House* Office for Lives may perhaps throw light on those in connection with the *Exchange House* Fire Office and the *Company of London Insurers*.

We may suppose that the above were chosen from the Insured, and that they merely formed a Committee of Assistance, Advice and Supervision.

We infer from the heading to the list that Povey's affairs were not progressing satisfactorily.

In *General Remark*, No. 440, 22-24 December, 1708, we find the **Regulations for Povey's SALVAGE CORPS SCHEME** :—

The following scheme having been laid before all the Governors and Directors of Mr. Povey's Insurance of Goods from Loss by fire, the same is with their approbation now made publick, and will forthwith be put in execution.

Whereas it has been sadly experienced that in the time of any conflagration more moveable goods, merchandizes and wares have been lost by thieves and for want of

present help to remove them than have been either burnt or damaged by the fire itself ; and since no expedient has hitherto been made use of to prevent so publick a calamity that has undone many flourishing families, the following method is now thought of which will effectually relieve all sufferers in this case for the time to come, viz. :

I.—That every person who already has or shall at any time hereafter subscribe to Mr. Povey's *Proposals for Insuring moveable goods, merchandizes, and wares from Loss and Dammage by Fire*, shall have a mark representing the *Sun* nailed up against their houses ; which mark is to be numbered with the number of the subscriber's policy, and there to remain so long as the subscribers continue to pay their quarteridges. But if any of the said subscribers fail to pay their quarteridges when due, then by the order of Mr. Povey the said mark shall be taken down from the house of the person so omitting to pay his or her respective quarteridge as aforesaid.

II.—That Mr. Povey provide a sufficient number of able-bodied men to be chose out of different parishes in the Cities and suburbs of London and Westminster, that they may be ready at hand to give immediate assistance wherever a fire shall break forth, in removing and securing the moveable goods, merchandizes and wares of all such subscribers who have the before-mentioned mark fix'd on their houses. And that the persons thus appointed may be the more useful, care shall be taken to engage men of different trades, viz, upholsters, packers, wine-coopers, carpenters, smiths, and such like artificers who understand taking down and removing all manner of household furniture, wares and merchandizes with speed and the least dammage. All those persons shall be called the *Exchange House* men, and allowed a yearly salary by Mr. Povey at his own proper cost and charge.

III.—That to prevent all frauds and cheats which may otherwise happen every *Exchange House* man at his first admittance shall bring a certificate either signed by the minister and churchwardens of the parish where he lives, or by six reputable housekeepers in the neighbourhood, to testifie that he is a faithful and honest man, who may be trusted in any important affair ; which certificate so signed as aforesaid shall be filed up at the *Exchange House*. This done, every *Exchange House* man's name and place of abode is to be entered in a book at the office, and he is to have given him in a little box to carry in his pocket a small parchment certificate with the same coat of arms printed thereon as is affixed to every subscriber's policy, and the following words : "These are to certifie that the bearer hereof A. B. by name is an *Exchange House* man, who is authorized by these presents so soon as he hears the cry of Fire in the streets to call together the rest of his company and forthwith repair to the place where the said fire is ; and the house or houses that are so on fire or in danger of fire on which the *Exchange House* mark is fixed ; then he and his company are to call at such house or houses and show the master or mistress of the same this parchment certificate, and offer assistance in the removing and securing of all such inhabitants moveable goods, merchandize and wares." The said parchment certificate is also to be signed with Mr. Povey's own hand and number'd 1, 2, 3, etc., according to the number of men employ'd, which will be of as good use to the sufferers as the number of hackney coaches are in other cases ; to the end that if anything miscarries, it may be charged on the right person.

IV.—That any subscriber living near the place where a fire shall happen may employ as many of the *Exchange House* men as he thinks necessary for removing and securing his or her moveable goods, merchandizes and wares ; taking notice at the same time of the number of the parchment certificate, which every one carries in his box about him as is before mentioned ; and that the said sufferer pay to each *Exchange House* man he so employs the sum of 5s. for his labour ; and the said *Exchange House* man shall be obliged (if necessity require) to work 12 hours for the said 5s., which money so given by the sufferers for removing and securing their

goods is to be reckoned into the loss and damage they sustain, and will be repaid them when they receive their dividends.¹

V.—To the end that all subscribers may be certainly assured of immediately receiving this proposed assistance at a fire, every *Exchange House* man is upon his admission to bind himself under a penalty to aid and assist no person or persons whatsoever at any fire, either in removing or securing his, her, or their moveable goods, merchandizes, and wares, upon any pretence or offer of reward whatsoever ; but only such as have the *Exchange House* mark against their houses. *Note*.—Care will be taken to obtain protections of the Government to keep the *Exchange House* men from being impressed or otherwise molested in their business.

Now the benefits which will redound to the inhabitants of the Cities and suburbs of London and Westminster by the above-mentioned methods will be manifold, but chiefly these, viz. : 1. It will very much lessen the particular losses of every individual subscriber who is a sufferer, so that the cash in stock will go much further than it would otherwise do ; by which means the sufferers would be morally certain (though his or her stock be worth five or ten thousand pounds) of having their whole loss and damage retriev'd. 2. It will greatly encourage the sufferers by their having immediate assistance at such a time of distress. 3. It will disappoint thieves and ill-designing men who come at such a time on purpose to get a booty and do mischief. 4. It will remove a difficulty that may be put upon the *Exchange House*, in clearing itself from paying for goods that were stolen, as well as burnt, for want of due proof in the case. 5. It will be of singular advantage to all merchants, wholesale dealers, and others who have great stocks of cumberson and combustible goods ; because, by the means of such a timely assistance, all, or the most part, may be sav'd ; whereas otherwise two or three thousand pounds worth or more of merchandizes and wares may be lost or consumed by the flames.

All subscribers to Mr. Povey's Proposals of Insurance upon Lives, and also those who have taken out policies for insuring their goods from loss by fire, are hereby desired to take notice : That according to the Articles in the said Proposals, every subscriber is obliged to bring or send his or her quarterly payment, and the number writ upon his or her policy or policies every quarter to the *Exchange House*. And these are further to give notice : That there has hitherto happened no fire amongst any of the subscribers to the Proposals for Insuring of Goods, etc., so that all the moneys ever yet paid in and put into the chest remain entire as a stock for the relief of the first sufferers ; but in the Insurance of Lives there has happened several deaths, and the claims will be paid to the nominees of the said deceased subscribers on Tuesday, 6th January following. *Note*.—At Lady-day next the claims in the Insurance upon Lives will be double to what they were at Michaelmas last ; the undertaking so much improves since the publication of Mr. Povey's Proposals for Insuring Goods from Loss by Fire.

As the Office for Insurance of Goods was opened in January to March. 17⁰⁷₀₈, it is difficult to reconcile the statement in preceding Note, which would seem to imply that that Office was not opened until after Michaelmas.

Although Povey refers to the *Sun Fire Office* as a name for his Office from the commencement, it may be a question whether the adoption of the emblem of the Sun for a mark and the Title of *Sun* for the Office do not rather date from December, 1708, when the foregoing Scheme

¹ See wording of first *Sun* Policy Form.

was published. This could only be decided by the original proposals for the Office, which it seems hopeless to think will ever be discovered.

Povey stated in above Scheme that no Fire had hitherto happened amongst the subscribers (*i.e.* up to December, 1708). He afterwards stated that in two years he paid claims to several, particularly one Waldravens, a Brewer in Rotherhithe, and that to pay claims and bring the Office to perfection he had spent out of his real estate 1,000*l.* sterling.

The next notice we have of the *Exchange House* Fire Office is in the Minutes of Meeting of the *Company of London Insurers*, 26 May, 1709, wherein it is recorded that Mr. Povey having proposed to unite the Stocks of the

Exchange House Fire Office in London

and the *Exchange House* Fire Offices in the Country,

it was at length (*i.e.* we presume after considerable discussion) agreed.

We must now introduce

EXCHANGE HOUSE Fire Offices for Country.

A SCHEME FOR SETTING UP OF OFFICES OF INSURANCES FROM LOSS BY FIRE IN 100 CITIES OR TOWNS IN GREAT BRITAIN AND IRELAND.

We have experienced considerable difficulty in endeavouring to trace the early history of this Scheme, and we have little but our own suppositions to depend upon.

In August, 1709, one person was elected an Acting Member of the *Company of London Insurers*, and in November, 1709, two others, who were declared to have been concerned with Povey's proposals for the Country Undertaking.

In 1720 the *Company of London Insurers* stated that it was originally of a greater number than at present (*i.e.* the 24), and consisted of above 100 proprietors and a much greater number of shares, and that in truth they have been always above 24, though by their last Articles they limited themselves to 24 Acting Members, apprehending there need no more, especially whilst the undertaking was in its infancy of business.

Nothing has been traced to explain these statements.

It is possible that the Original Scheme prior to the setting up of the *Company of London Insurers* was for a number of persons to form a sort of Co-partnership, each agreeing to be responsible for one or more shares, for which they were to pay something to Povey.

We find that Povey's receipts, dated in 17⁰⁸, were in April, 1710, to be allowed by the *Company of London Insurers* in good payment for sums to be paid to the *Sun*. We may assume therefore that the

Country Scheme was started in January–March, 17⁰⁸. As the *Company of London Insurers* was not set up till May, 1709, we must presume that some of the "above 100 proprietors" had paid money in 17⁰⁸ (as had the three above referred to), and that it was receipts for such payments which were to be accepted, if offered by any one who might become an Acting Member of the *Sun*.

This brings us to the point where Povey's two Offices for Town and Country meet.

COMPANY OF LONDON INSURERS.

Considering the unfavourable results of the second years' working of the *Exchange House* Fire Office for London, Povey possibly felt that he would be undertaking greater liabilities with his second Company than he would be justified in doing, and therefore he conceived the idea (well worthy of his fertile brain)—

1. Of setting up the *Company of London Insurers* in order to transfer to them his project for a Country Business, in consideration of the Company raising a certain Amount of Capital.
2. Of selling to the Company the Office for London, also upon terms advantageous to himself.

We have no doubt that the first arrangement was carried out before the Scheme for "Offices in 100 Cities and Towns" had acquired any solidity or issued a single policy.

The Company held its first Meeting at the *Exchange House* Fire Office on Thursday, May 19, 1709, where by a Majority of Votes the "24 gentlemen underwritten were chose to be of the Committee," when it was also resolved that seven of them should be a Committee.

This Meeting was a *General Meeting of the Company*, but it was also we believe their first Meeting. Doubtless there had been private discussions previously.

Of what then did the Company consist? We can only suppose that the Meeting was composed of some of the 100 proprietors referred to, by the majority of whose votes the 24 were elected and the *Company of London Insurers* constituted. If the Company had had any real existence before 19 May, there would not have been any need to elect 24 gentlemen to be of the Committee.

The second arrangement was that proposed at the Meeting of 26 May, 1709, when it was proposed to amalgamate the Stocks of the *Exchange House* Office for Town and of those for the Country, which as we have seen was agreed to. As the Country Scheme had as yet no

Stock we must look upon the resolution as one to unite the two Companies.

Such amalgamation having been sanctioned, it was determined that writings should be drawn reciprocally between Mr. Povey and the *Company of London Insurers*, thereby clearly indicating that Povey represented the Office for Town, and the *Company of London Insurers* that for the Country, which, though not in operation, was recognized as belonging to the *Company of London Insurers*.

A resolution adopted at the Meeting of 26 May, as to a Scheme for Carriage of Parcels into the Country, will be referred to under Povey's Schemes (Part III.).

The fact of Povey being the Projector of or taking any part in the Establishment of the *Company of London Insurers*, does not appear until a Meeting of 11 August, 1709, when it was resolved that Charles Povey, the Projector, shall be received as a Committee man *durante vita* after the Writings were Executed.

That the Company was projected by Povey for the purpose of taking over both his Insurance Schemes has, we think, been proved, but it will be more evident from the following considerations.

He asserted that as soon as the Office was fixed on a lasting foundation, 24 cunning men desired to come in as sharers or partners.

Then that 24 cunning men appear, and by their craft get into possession of the *Sun*.

He stated that he had entered into articles with 24 gentlemen to come in as part sharers with him (implying that he had invited them), and in the arrangement he evidently meant to recoup himself the 1,000*l* he was out of pocket.

In the *English Inquisition* he stated that he was obliged to part with the *Sun Fire Office* by the cross accident of being cast in the Tryal before the Lord Chief Baron Ward in the Court of Exchequer *re* the Halfpenny Carriage.

The proceedings in that Court were in December, 1709, and February 17¹⁰, whereas Povey parted with the *Sun Fire Office* in May, 1709.

In the *Secret History* he says he was forced to agree to the reduced terms offered by the Company in November, 1709, *lest another Conflagration too heavy to bear should happen*.

And (as we have already intimated, p. 264) the advertisement relative to the Appointment of Governors and Directors seemed to foreshadow an early termination of the Career of the Town Office.

Regarding the 24 cunning men—we cannot of course say what had been passing—all we know is that apparently Povey set up the 24, that

they were virtually his selection, that he brought them in to give a firm foundation to his Schemes, and also to recoup himself for his losses in London, and that of the 24, ten were Governors and Directors of the *Exchange House* Fire Office.

We do not consider that the *Company of London Insurers* (*i.e.* the Country Scheme) issued any policies in 1709. The year was spent in completing the arrangements for the Amalgamation of the two Schemes. No Country policies were transferred to the Company.

As the Establishment of the *Company of London Insurers* progressed, the Acting Members doubtless saw the expediency of not limiting their operations to 100 Cities and Towns as projected by Povey, and therefore determined to transact Business throughout Great Britain, and in taking over the *Exchange House* Fire Office for London they determined to undertake Insurances on Buildings as well as Goods in the Metropolis.

Povey, in *English Memorial*, states that before the *Sun Fire Office* was set up no houses were ever insured beyond 10 miles of London, and ever since Houses and Goods have been insured in Great Britain.

Povey states, that he managed and carried on the Undertaking of the *Sun Fire Office* for near two years by himself at his own cost and Charges.

Supposing the Business began Jan. to March .	$17\frac{9}{10}$	$\left. \begin{array}{l} \\ \end{array} \right\}$	1 year.
To that date	$17\frac{9}{10}$		
May or October	1709	months.	—
Nearly 2 years.			

By deed of Oct. 1709, the *Management of the Business was confided* to Povey. This Management seems to have continued till the final assignment of the Office to the Company in March, 17⁹⁹₁₀. Povey only issuing Policies, though at the risk of the Company. In December, 1709, the Subscribers to the *Company of London Insurers* were directed to pay to Mr. Povey.

At a Meeting 20 June, 1709, after further directions respecting the writings—

Every Subscriber was directed to pay the first fourth part of his subscription money to the *Exchange House* Fire Office, by 6 July, the next General Court.

Here the Company assumed the direction of the Business and the mode of dealing with the Funds. We shall find later on that the Company entirely controlled the Business (see Stevens' Loss).

At the same Meeting in June it is recorded that—

Every person who is chose by the Company to be of the Committee to be attended upon to know their pleasure, whether they will stand pursuant to their Election.

And at a Meeting of 11 August, 1709, 13 new Acting Members were chosen in lieu of that number who had declined to act.

The terms of amalgamation and transfer of the two *Exchange House* Offices to the *Company of London Insurers* were the providing a certain amount as a Bank or Stock to carry on the *Sun Fire Offices* in the Country, a payment to Povey of 40*l.* by each of the 24 Acting Members, say 960*l.*, and a grant of an Annuity of 400*l.* per annum to Povey and his wife for their joint lives and for the Life of the Survivor.

The secession of so many Members may perhaps be ascribed to their non-concurrence in these terms, whilst those who succeeded them were not unwilling to incur the responsibility.

The Writings were not signed until October, but it seems evident that their operation dated back to May, or Povey could not have had funds in his hands *belonging to the Company*, as he must have had at the later date, being then directed to pay for the writings. *See also Minute of 20 June, 1709, p. 270.*

Povey says that the 960*l.* was as an entrance into the *Exchange House* Fire Office towards the 1,000*l.* expended by him, therefore the Office for London, but in the final Deed of April, 1710, it is declared that it related to the setting up Offices in 100 cities, etc.

Between May and November, 1709, or perhaps only in September to November, payments had been made to Povey on account of the 40*l.* per man, and notes given as security for the balance. The October Deed was cancelled.

In *English Memorial*, Povey says :—

So soon as the Government had thrown your Sufferer out of his Undertaking (the halfpenny Carriage) the 24 recanted and fell from their Articles. Being thus brought upon the brink of ruin, they took that opportunity to distress him and oblige him to cancel the first Articles and to sign a new Covenant.

In *Secret History* :—

Within one month after the October Deeds the 24 recanted—told the Founder if he did not refund and cancel the Articles they would put him in Chancery. A Court of Equity would relieve them as the Undertaking would not bear its own Charge. It was a ridiculous project, but since they had treated on the affair they would venture to give 20*l.* per man, and allow 200*l.*, out of $\frac{1}{6}$ of clear profits, if ever any did arise, from Policies of Insurance or sale of the Company's Shares. He was forced to agree lest another Conflagration too heavy to bear should happen : so he was 520*l.* deficient of 1,000*l.* and lost at one dash 200*l.* per an.

As the altered arrangement was made in November, though the Deed was not signed till March, and the Government proceedings were not till December, 1709, to February, 17¹⁰, the statement in the *Memorial* is not consistent with facts.¹

¹ See *English Inquisition*. Part III.

Under the new arrangement the proposal to provide a Capital disappeared—the payments to Povey were to be 20*l.* per man and an Annuity of 200*l.* per annum.

This was a grievance to him throughout his life.

No doubt the 24 gentlemen discovered, when they had had a little experience, that the terms first agreed upon were far too high, and hence the reduction.

Povey in after life considered that as the Company had been successful, he ought to get a larger amount, although he had long before absolutely assigned his interest in the Offices to the Company.

In December, 1709, the *Company of London Insurers* turned their attention to the preparation of Proposals for the Country in order to get the Country Scheme into operation, and they had several Meetings for the purpose of settling Offices in Great Britain.

On 7 April, 1710, the Company in their Deed of Co-partnership stated that proposals *had been* published ; but we have no knowledge of any of an earlier date than 10 April in that year.

On 23 March, 17⁹₁₀, there was executed the Deed of Assignment of Povey's Companies to the *Company of London Insurers* "made in the yeare of the Birth of our Lord God."

It first recites some of the provisions of the Deed of October, 1709,

To set up Offices by the *Company of London Insurers* with a specified Capital for insuring Houses, Moveables and Merchandise in 100 principal Cittys and Towns of Great Britain and Ireland.

To set up the *Exchange House* Fire Office now kept in Hatton Garden, "on a lasting foundation."

The Deed then recites that it having been thought more advisable by Povey and the Members of the *Company of London Insurers* to carry on both Undertakings in the name and under the management of the Company, an agreement was signed between Povey and the Members for the surrendering into the hands of the latter all his right, Title, Interest, and Management in the said *Exchange House* alias *Sun Fire Office* with all the appurtenances thereto belonging.

From this time the Company of London Insurers assumed the name of SUN FIRE OFFICE in pursuance of the said Articles, and in consideration of all the severall Summes of Money he the said Charles Povey already had and received in specie of any of the Members of the said Company as part of their respective Shares or payment of their Subscription Money.

2. Sums received by Povey from Members of the Company as part of Shares upon the October Deeds were to be retained by him.

3. All monies due or payable for policies or for delivery of the *General Remark* at Lady Day were to go to Povey for his own use and benefit.

4. A payment to Povey of 10 per cent. on profits of *Exchange House* alias *Sun Fire Office* set up for London, etc., and of any Offices of Insurance in the Country erected by the said Company, but not exceeding 200*l.* per annum.

It will be observed that the Name of *Exchange House* is no longer applied to the Country Scheme, and that the number of Offices in the Country is not limited to 100.

5. In consideration of 5*s.* Charles Povey granted, bargained, sold, transferred, assigned, sett over, and surrendered up—

"All right, title, interest, claim, and pretences whatsoever both in law and equity to the *Exchange House* alias *Sun Fire Office* together with all the clear profits and Income for ever arising, and all benefits and advantages and whole and sole management of *Exchange House* and *Sun Fire Office*, to be managed by the Company as seems to them most proper and advisable for their own and the public benefit."

Povey covenanted to give up all the Books, Writings, Papers, the Mould wherein the Sun or Mark of the said Office is cast or made, except the Iron Chest now standing in the Office, to deliver up to every respective Member of the Company all Notes or Bills given by them as Security for payment of their parts of their respective Shares or Subscriptions, and will make affidavit what Notes or Bills received and what sums received in Specie.

Not to set up directly or indirectly any Office or pretended Office in Great Britain and Ireland under penalty of 500*l.* for every offence.

Nor to publish the *General Remark* any more, nor to set up any other paper, daily, weekly, or monthly, under penalty of 5*l.* for every offence

Not to sign or fill up any New Policies after signing this Deed.

The Company covenanted to pay an Annuity of 10 per cent. for the lives of Povey and his wife out of the clear profits of the Undertaking, never to exceed 200*l.* whatever the profits are.

Indemnity to Povey against Members of the Company who subscribed the Indentures of October, and all Subscribers taking out Policies of Insurance of their moveable Goods, or of any Bills or Notes or Specie given as above.

At the time of Execution of the Deed, Povey delivered to the Company the Books of the said Fire Office, with 15*l.* in money reserved for the claims,¹ and several promissory Notes of the Members.

¹ Either the Business was small to yield only this amount from the Quarteridges, or what is more probable the Fund had been nearly exhausted by Claims.

We have thus arrived at the death of Povey's Companies and of the *General Remark*, and we have shown the stages by which the *Company of London Insurers* became possessed of the *Sun Fire Office*, which according to their own Statement was erected into a Society in 1710.

The Business of the *Exchange House Fire Office* had not we fear proved very profitable. Though in the first year there had not been any loss, Povey had lost 1,000*l.* in the second year beyond any Reserves from Quarteridges, and he was afraid that more considerable Losses might happen. Possibly some did occur which induced the *Company of London Insurers* to withdraw from their original proposal for the purchase of the Business.

Povey pretty plainly intimates that the chances of profits were slight, and that the *Company of London Insurers* had no faith in the Scheme proving profitable.

Walford's statement *re* the sale of the Office and Fire Annihilator (Part III.) is without foundation.

As to the extent of Business transacted by Povey and transferred to the *Company of London Insurers*, it would seem that Povey issued altogether at least 4,240 Policies in about 2½ years.

Insurances were continued from quarter to quarter but we have no evidence that Renewal Receipts were used.

Supposing that a new Policy was issued each quarter and that some lapsed, there were not probably in all more than 500 or 600 subscribers to the *Exchange House Fire Office*.

We must now say a few words respecting a statement of the *Sun Fire Office* in 1720, that :

"This Office has the best claim of right to the Insurance of Goods ; and to the Insurance of Houses and Goods all over England ; being the first *now in being* that undertook the former, and the only one that ever extended to the latter," which confirms our opinion that neither Povey's Country Scheme, nor that of the Company, were in operation prior to 1710. As regards the Country, the *Sun's* statement was under all the circumstances correct.

As respects the Insurance of Goods in Town, if as we have suggested the *Charitable Corporation* did not begin operations until 1709 and had ceased in 1711, then the above statement is also correct.

We will here mention a few notices which have appeared relating to the Office at this period.

Walford says :—

1709. The *Company of London Insurers* was formed this year and constituted the basis of the *Sun Fire Office*. It did not get fully organized until the following year.

1710. This year stands out as another Landmark in the History of Fire Insurance, for in it was completely founded the *Company of London Insurers* (whose operations had commenced in the preceding year) now so familiarly known as the *Sun Fire Office*.

Maitland, in his *History of London*, says :—

John Povey having for some time carried on his project (*The Exchange House Fire Office*) with success dispos'd of the same and convey'd his right therein to certain purchasers, who by a Deed of Settlement of the 7 April, 1710, erected themselves into a Society by the name of the *Sun Fire Office* for insuring Houses, Goods, Wares and Merchandizes from Loss and damage by Fire all over Great Britain.

Povey, in his *Virgin in Eden*, says :—

In Maitland's *History of London*, in treating of the Author's inventing the *Sun Fire Office*, the printer by mistake has inserted John Povey instead of Charles.

Wheatley, in *London Past and Present*, 1891, repeats the error in name, and says the Office was projected in 1706 by John Povey.

Lyson's *Environs of London*, repeating Statements of others respecting Povey, adds that "he was the first Institutior of the *Sun Fire Office* in the year, 1740!!"

In *Gentleman's Magazine*, Sept. 1870, "Among the Insurance Offices," the writer says :—

The *Sun* is the result and a flourishing one of a Meeting held in the back parlour of a public house not far from its present handsome Office during or soon after the South Sea Bubble. The attendants at that Meeting were not probably of a very wealthy character, but their project was successful and had that lucky run during the first years of its Existence which is the making of an Insurance Company.

We have noticed this statement in order to warn persons against putting any faith in what, though apparently circumstantially correct, does not in any way coincide with facts.

In *Brown's Reports*, 3. 497 in the case of *Lynch v. Dalzell*, 1729, it is stated :—

About 1709, some persons observing the great benefit which had accrued to the public by Insurances made in the Cities of London and Westminster against the loss of Houses by Fire, but that such was not extended to other parts of England, nor were there any Insurances against Losses of Goods by fire, formed a Society for that purpose which was called the *Sun Fire Office*, an Undertaking so successful, that hundreds of families have been saved from ruin.

Griswold (*Fire Underwriter's Text-Book*, 1872) after quoting this passage, adds :—

This was the first Fire Company that insured Moveables, and appreciating the dangers attending such an Undertaking it prepared to meet them by the adoption of precautionary "proposals" or Conditions under which such Insurances would be made, all of which have descended to the present day either in the identical form or but slightly modified to meet the changes of time and circumstance.

From its Business embracing a wider scope than any of the Companies which preceded it, it early became a leading Office and played an active part in the Early History of Fire Insurance in England, and at this time is among the progressive Institutions of that Kingdom.

CHAPTER II.

COMPANY OF LONDON INSURERS
commonly called
the SUN FIRE OFFICE Company
erected into a Society
by Deed of Co-partnership
dated
7 April, 1710.

IMMEDIATELY on the transfer of the *Exchange House* Fire Office by Povey to the *Company of London Insurers* they started the *British Mercury*, in lieu of Povey's *General Remark*, and in the number for 27 March, 1710, there was inserted (according to Timperley¹) an advertisement as follows:—

In a few days the Company's policies will be ready and delivered *gratis* to all persons who had subscribed to the *Exchange House* Fire Office, and continue to insure their houses or goods from loss by fire with *The Company of London Insurers*, they only paying their quarteridge as usual.

It must not be presumed from this that the *Exchange House* Office insured Houses. We imagine that the insertion of the word "Houses" in the advertisement was merely deemed to be the easiest mode of informing the public that the Company was prepared to insure Buildings as well as Goods.

On 7 April, 1710, the Deed of Co-partnership of the Company was executed.

The preamble stated that the *Company of London Insurers* had set up an Office of Insurance, named the *Sun Fire Office*, within the Cities of London and Westminster, and the Liberties thereof, and *proposals have accordingly been published* (we have no knowledge of such), also that there was a further design to extend the Insurance into all parts of Great Britain and Ireland.

Now for the better maintaining and carrying on and establishing the said *Sun Fire Office* upon a lasting and sure foundation, in consideration

¹ *Dictionary of Printers and Printing (Typography)*, p. 595.

of 20*l.* paid by each Member, in part whereof the receipts formerly given by Charles Povey to any Member for 20*l.*, more or less, for setting up of Offices for Insurance in 100 Cities and Towns are admitted as good payment, it was covenanted—

1. Those who seal and deliver these presents shall form the Company, and shall never exceed 24 distinct persons.

If any right or interest of any Member shall devolve upon a female or infant, she or it shall depute some one to act instead, so long as she or it is owner of such share.

This only happened in one case, and as soon as the Lady (widow of a former member) sold her Share, her son, who had acted for her, retired.

2. All losses to be equally borne by Members, share and share alike. Necessary charges and expenses to be similarly borne.

Calls to be made when required.

3. Profits to be equally divided amongst the Members.

4. Regulations as to Meetings, making of Bye-Laws, infliction of Fines, etc. Regulations respecting Committees—appointment of Treasurer, and of one of the Members as Secretary to the Board.¹

5. No right of survivorship. Power to transfer shares.

There was evidently some delay on the part of a few Members in signing the Deed, for on 17 May, 1710, it is recorded—

All persons who designed to be concerned as a Member of the Company to declare their positive intention, and actually sign the Writings and pay their money or transfer by this day 3 weeks, or else they be absolutely excluded from all benefit whatsoever and notice hereof be given them by the Clerk.

Immediately after the signing of the Deed of Co-partnership, the Company set forth its proposals for Insuring property within the Bills of Mortality of London. They were dated 10 April, 1710, but underwent sundry revisions between that date and the 16 August following, and it is only a copy of such last corrected edition that we are able to furnish (*see Chapter IV., Proposals*).

We think it most probable that they were based upon the proposals of the *Exchange House* Fire Office, if not actual copies thereof.

¹ The Secretary to the Board here mentioned attended all Meetings of the Members or Managers, and the carrying out his Instructions was entrusted to the Head Clerk. The *Sun* appointed an Office Secretary in later years, and the Secretary to the Board was generally called Managing Director. The Executive Officer being designated Clerk still continues with the City Companies, Christ's Hospital, St. Bartholomew's Hospital.

The District comprised within the Bills of Mortality was as follows :—

“ The housing which stand

Upon the 97 parishes within the Walls of London.

“ ” 16 parishes next without them

The 6 parishes of Westminster.

And the 14 out-parishes in Middlesex and Surry contiguous to the former.

All which 133 parishes are comprehended within the weekly Bills of Mortality.”

In the January following the Company extended their range of operations to all places within 5 miles of London and Westminster.

Under date 30 August, 1710, proposals for the Country were set forth, to be used by the Agents (*see Chapter IV.*). They most probably were the outcome of the meetings in December, 1709, and like those for London, based upon Povey's proposals.

Each of the sets of proposals (Town and Country) had appended to it the Form of Policy which the Company intended to adopt in connection therewith, and there is no other record existing of such Forms (*see Chapter VI., Policies*).

This first contract with the Insured was to pay their Losses up to 500*l.* conditionally, *i.e.*—

If there be a sufficient Sum of money in Bank to satisfy all the Claims that shall happen that quarter or a proportionate share according to the exact tenor of their printed proposals dated the 10 April, 1710.

By those proposals—

1*s.* shall be reserved out of every Quarteridge which shall be received both in London and in any part of Great Britain, which in the whole will amount to a very considerable Sum, much more than sufficient, according to an accurate computation, to make good each Sufferer's whole Loss and Damage.

Article 8 of the proposals says—

The money reserved shall be equally divided among the Sufferers in proportion according to their respective Losses not exceeding 500*l.* each Policy.

In case of an insufficiency of funds to meet claims, Article 2 was very explicit as regards the other Insured.

No person insured shall ever be liable to make any farther payment or allowance towards repairing the Loss and Damage of any Sufferer.

And there was nothing in the policy pledging the 24 Members to make good the deficiency.

So far as we have been able to discover, the question never arose. In 1730 the Members declared that the security of this Office was at first so well concerted as to enable ever since the most punctual discharge of all demands on the same.

Where no Loss happens then the whole Sum to be lodged in the Bank of England till the next Fire, and that every Sufferer may be sure to have the whole Sum reserv'd in Bank he or she may peruse the Policy Book kept at the Office, where the Number of Policies delivered out will appear, and consequently the Sum reserved in Bank for payment of Claims.

The only information respecting the action of Povey with respect to the reservation of Money out of Quarteridges for payment of losses is that at p. 273, where it is stated that Povey delivered up 15/. reserved for the claims. We therefore presume that the *Company of London Insurers* followed the practice of Povey in this matter.

How long the arrangement respecting the partial payment of Losses, if the Reserve Fund was not sufficient, continued, we have no evidence. We are disposed to think that the change was made in 1715, in consequence of the proceedings stated below, though it might have been only in 1716, arising out of the observations of the *Union* in their Broadside of that year (see p. 101).

The next form of Policy within our knowledge is one preserved in the Office, which was in use in September, 1716, wherein it is stated that the Company bound themselves to pay and satisfy the Insured's Loss not exceeding the sum of Five hundred pounds, without any reservation such as in the Policy of 1710. Walford is in error in supposing that the first Form of Policy continued in use until 1726.

In the proposals of March, 17¹⁶, Article 8 was altered by the substitution of the words, "shall be paid the sufferers," for "shall be equally divided among the sufferers."

The Reserves from the Quarteridges proved in a few years' time to be insufficient to pay the *Claims*, and the Acting Members advanced any sums required, and were recouped when money came in.

The Business being at the Care, and Expense, and Charge of the 24 Members, and the Balance of Quarteridges not always proving sufficient to pay *Expenses*, the Members had to pay the deficiency, and we find that by 1715, in consequence of dreadful fires, they had each paid several hundred pounds out of pocket, and having resolved to raise a sufficient fund to answer all claims for loss, they made arrangements for the payment of further sums by themselves or by others on their behalf, for supporting the Office and securing the Insured.

In that agreement the Members expressed a desire to preserve the

reputation, character, and credit of the Company in opposition to any new pretended Office or Offices for insuring Goods or otherways, already or intended to be erected and sett up.

No doubt this referred to the establishment of the *Union* in 1714, and possibly there might have been rumours of the proposed establishment of the *Westminster*.

The Amount of Reserve or Fire Money was increased in 1720 from 1*s.* to a moiety of the Quarteridges.

The following advertisement is illustrative of the manner in which the business was conducted :—

British Mercury, 244, 15 Oct., 1711.

From Sun Fire Office next Amsterdam Coffee House, behind the Royal Exchange, London.

The *Company of London Insurers* give out Policies for the Insurance of Houses and Moveable Goods from all Loss and damage by Fire according to their printed proposals, which they have ordered to be distributed gratis at the aforesaid Office, where any persons desiring to be insured may leave or send in writing their names and places of abode, and the Company's Servants shall apply to them, and bring Policies to be filled up in their presence, and the mark put upon their houses.

Quarterly Court last Tuesday.

As no demand for Losses the money still reserved.

As early as 7 June, 1710, a Josiah Freeman, Coffee Seller or Coffeeman, at Stratford-on-Avon, was appointed Agent—the first appointment made—and he was to try for business in

Coventry.	Oster (Worcester?).
Warwick.	Henley in Arden.
Stratford.	Shipston.
Birmingham.	Banbury.
	Cambden.

This arrangement was "dissented from" by Mr. Freeman the next day, and therefore we presume he did not act as Agent.

The introduction to him had evidently been his proposal for Insurance on his Goods, which was, we believe, the first Country Insurance effected.

In July, 1710, there were negotiations for the appointment of an Agent at Bristol, but they proved abortive.

In October it was ordered that Agents were to be appointed, but apparently the Resolution was a dead letter.

Very few Insurances for parties in the Country were effected during the earliest period of the Company's existence.

In 17¹¹/₁₂ two Insurances on property in the Country, the policies referring to the Town proposals, were allowed to be continued until pro-

posals to be used for the Country were ready. Those adopted in August, 1710, had evidently been discarded.

In 17¹⁴₁₅ a person at Ancaster, Lincs, who had sustained a Loss was authorized to receive Quarteridges, and some Forms of Policies to be filled up were sent him, but we know not whether he effected any Insurances.

The real appointment of Agents began, we presume, in 1715, in which year the Managers stated that the business was much improved, and the Office gained reputation not only in London, etc., but in divers other Cities, Market Towns, and places in South and North Britain.

In 1802 the Company stated that the *Sun Fire Office* was the first which insured property in the Country by Agents. Policies were then in pay dated in 1717 under their Common Seal.

On the question of Capital at the outset, we have seen that 20*l.* per man was to be raised to maintain and carry on and establish the Office on a lasting and sure foundation.

Povey had been paid 20*l.* per man, and Povey's receipts were to be accepted in lieu of the 20*l.* ordered to be raised.

It follows, therefore, that the 20*l.* per man was for the purchase of the Business, and that the Company started without any invested or cash Capital.

The number of Members were to be twenty-four, and the Committee of Management was to consist of 7 Members. These numbers have been generally adhered to until the present time.

A singular condition was attached to the transfer of shares by any of the original Members. They were to be made only to Housekeepers who must insure their goods. Bachelor Members were to pay the 1*s.* Quarteridge towards claims.

All Members shall to the best of their skill and judgment act and do all things relating to the Company for the most advantage of the Company as in them lies, and in case *defaut* thereof that they shall forfeit their share and interest therein, and that no Member shall be concerned directly or indirectly in any share excepted his own, and shall take his oath before a Master in Chancery to the true intent and meaning hereof, without equivocation or mental reservation.

The names of the Members of the Company were to be seen at the Office in 1710. In 1711 they were ordered to be printed in the *British Mercury*, for the satisfaction of the public.

Whilst the *Sun Fire Office* preserved no records of monetary transactions until many years after their establishment, "it is fortunate in possessing an uninterrupted series of Minutes of its Management since

its formation. The earliest of these, penned in the business orthography and style of the days of Queen Anne and George I., record some quaintly worded Resolutions and proceedings which excite a smile when compared with the severe gravity of more modern deliberations. We should, for example, scarcely expect a modern Board, even under apprehensions of the strictest Proprietary surveillance, to record instructions to its clerk to 'buy a handsome pair of brass candlesticks' for the Committee table, or by formal resolution to sanction the expenditure of 3*l.* or 4*l.* for a Board dinner."

The more general hour for holding the Quarterly Courts was 9 o'clock in the morning, occasionally 10; but once in October, 1710, it was fixed for 8 o'clock in the morning. Few persons at the present day would be disposed to attend General Meetings at that hour.

The Company was not unconcerned at the appearance of the Bubble Schemes of 17¹⁹₂₀.

On 24 February of that year a Committee of five was appointed to take care of the affairs and interest of this Office in opposition to the many Offices now erecting for Insurance, and if necessary to ask advice by Councill, and to employ such person or persons as they think proper for the service of the said Office.

The caveat which they caused to be entered against the granting of a Charter to any new Company, was probably one of the results of the deliberations of the Committee, and the division of Shares was another.

The introduction of new Members was more generally by the retirement of others who sold their shares, solely for their own benefit, the shares being shares of and in the stock and profits of the Company, without any fixed nominal value whatever.

We have little information of the value of the original shares during the ten years they were held by the 24 Members.

In 1713 one was sold for 60*l.*, and in the same year Povey was to be treated with for his half share for 60*l.*, apparently without success.

At the same time a share was sold for	.	60 guineas.
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In 1714 the price seems to have been .	.	175 "
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In 1715 " " " .	.	500 <i>l.</i>
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In 17¹⁹₂₀ Povey was offered 400*l.* for his half share, and as no more was ever heard of such half share we presume that he accepted the same.

In 1720 offers of 1,000 guineas were refused.

Regarding Povey's half share, he stated in the outset that the 24 Members came in as part sharers, and they seem to have considered that he was half-sharer, and although he assigned the whole concern to

the 24, he was still deemed to have a half-share. We cannot however trace that he ever paid any calls thereon, or derived any benefit therefrom, except the above sale.

That Povey retained some influence at the Board, of which he was a member *durante vita*, though he did not, we think, attend after the first two or three years, is evident from the circumstance that on the receipt of Feake's proposal (p. 94), he was called into council.

About a year after the establishment of the Office, Povey began to make claims on the Company, the particulars of which are not stated, and we do not arrive at any clear understanding thereof for two years.

He stated in his *Memorial* that for the space of ten to twelve years the *Sun Fire Office* did little more than answer its own charge.

By the contract of March, 17⁹², Povey was to receive an annuity of 10 per cent. out of the clear profits until 200*l.* per annum, but never to exceed 200*l.* be the profits never so great a sum.

No dividends were paid until December, 1713, and therefore we should not have supposed that, at least, prior to that date there could have been any question, but perhaps the discussion began simply on the correct interpretation of the contract.

We think we are correct in the following summation of the case:—

The Office view was, that they were to pay Povey 10 per cent. of the profits annually, and that when that 10 per cent. yielded 200*l.* or more, then Povey was to have an annuity of 200*l.* at the most.

Povey's allegation was, that in addition to that arrangement he was to have made up to him out of the surplus profits over and above 200*l.*, the amount which he had been short paid during every year until the 200*l.* was reached, or as he expressed it in the *Secret History* (wherein he asserted his right to be paid), "200*l.* per annum from 1710 as soon as profits came in to answer the sum out of 10 per cent."

The Office denied the accuracy of his interpretation, and refused to pay him the difference, which he put at 1,300*l.*, which he at first asked for as a free gift, and then demanded as a right.

He was very persistent in his demands.

At the end of the *Secret History* (1733), Povey relates how a "Venerable Gentleman Stranger came to his house to administer counsel, no man sent him," and entered upon a discussion with a view to a compromise of the matter, but without result, Povey refusing to abate one shilling.

The *Secret History* consists of the bitter outpourings of a disappointed spirit, who, seeing that the Company after hard struggles had succeeded, and was yielding a good profit, considered that he ought to

participate therein, notwithstanding he had parted with his interest years before, and therefore, passing from his own grievance, he proceeded to criticise the Company's operations from the year 1720 to 1733.

In the *English Memorial* (1737), Povey stated that the Office to this day was in arrear to him no less than 1,300*l.*

In the *Memorial* and *English Inquisition* he pointed out how he had lost large sums through having parted with the Office, which amounts, amongst others, he expected should be made up to him by the contributions of the public.

That his fancied wrongs rankled in his breast till his death, is evident from his allusion to the matter in his will, made only a few months before his decease (*Part III.*).

We may here incidentally remark that the name of the *Company of London Insurers* had in 1714 a sufficiently good reputation to induce a Mr. William Adams to set up an Office under that name, and to issue proposals for Insurance on the Lives of Men, Women, and Children.¹

We know nothing further of the scheme.

Povey in his *Secret History* alleges that the 24 Members joined with the *Lustring* Company, which raised their shares to a very high advance, and all let into the secret sold at a great price. Soon after the Office gave out that they had broken with the *Lustring* Company and stood on their own bottom, and then *Lustring* shares fell to nothing.

This would seem to have been, by Povey's statement, in the year 1720. There is no record of any such transaction.

From the proceedings before the Parliamentary Committee (p. 134), it seems pretty evident that the *Lustring* Company was suspected of being open to an offer for its Charter, but if there was any truth in Povey's statements it is singular that the facts were not divulged when the question of dealings with the *Lustring* Corporation was under the consideration of the Committee.

In March, 1720, the *Lustring* Company had . . . 2,400 shares and then new shares were created to the number of. 10,000

Whilst discrediting Povey's assertions respecting the transactions between the *Sun* and *Lustring* Company, it is not impossible that the Office bought some of the new shares on their issue, and sold them

¹ Brit. Mus., 8225, a. 31.

again when the price went up; but we do not believe that any great profit could have been made by the transaction.

With the year 1720 we commence a new era in the history of the *Sun Fire Office*.

In this year Mr. THOMAS WATTS joined the Society, and ere long became its ruling genius.

He was of a Somersetshire family, his father being William Watts, of De Shanks, Cucklington, in that county.

He has been described as Ranger of Enfield Chase, Clerk in Signet Office, and M.P.

He married the sister of Sir Crisp Gascoyne, the first Lord Mayor of London who occupied the present, then new, Mansion House.

He was Secretary to the *Sun* Board from 1723 to 1734, and was "Cashire" from 1726 to 1741. He died in 1742.

He was succeeded in the Secretaryship by his brother William, Acting Member from 1726 to 1742, and who died in 1764.

William's eldest daughter married Charles Jenkinson, Lord Hawkesbury, first Earl of Liverpool.

Thomas, son of Thomas, was a Manager from 1753. Secretary to Board from 1764 to 1786, died 1799.

Hugh, his brother, succeeded him, and resigned the office in 1806, having for a few years been assisted by his son, Lieut.-Col. Thomas Watts, who was Manager from 1799 to 1808.

The value of the services of the first Thomas Watts was shown by the Board in a very appreciative manner. They declared that the Annuity to Povey, when it fell in (his wife being already dead), should be given to Thomas Watts, with succession to his wife. As Thomas Watts died before Povey, Mrs. Watts, on Povey's decease, entered on possession of the Annuity, and it was afterwards continued to her sons Thomas and Hugh, and to the widow of Hugh.

The good fortune of the *Sun* was declared to be owing, in a great measure, to the contrivance and good services of Mr. T. Watts, particularly the scheme and success of the Subscription Stock, to which we shall presently allude.

Division of Shares and Subscription Stock.

Early in 1720, as we have seen, the Bubble Schemes set the Managers a-thinking on the state of their own affairs, and how best to counteract the threatened opposition.

In September it is recorded that several complaints had been made to the Office of the smallness of their policies, and not insuring larger sums, especially on Goods, which has given discontent to many of the Insured, prevented divers from insuring in the Office, and given occasion, as is apprehended, to other persons to attempt the erection of other Societies, on pretence at least for the purposes designed by the Establishers of this Office.

The Office at this time insured near Ten Millions Sterling by near 20,000 Policies.

The success of the undertaking had fully answered the expectation of the Insured and Insurers.

It was just and reasonable that those who relied on the Credit of the Office should have the most ample Security that can be provided for them, and many insinuations obviated that has been suggested, touching the Societies inability to make good considerable Losses, and that the provision or Fund Security was scarce so good as those Offices whose Insurances are limited to places within the Bills of Mortality, which arguments have been made use of in prejudice of this Office, and for erecting new Societys for Insurance of Houses and Goods from Fire.

Sums insured should be increased.

The Risk at present, besides what is necessary to be farther attempted, is too great for 24 persons to adventure, especially whilst the policies are daily increasing from all parts of the Town and Kingdom.

It was then Resolved

That each of the 24 Shares be divided into 100 parts.

Members were at liberty to transfer the whole or part as they deemed expedient.

The object was to introduce a larger number of Members who would become jointly responsible for Losses, but in consideration of the then state of affairs no progress was made towards raising a Fund.

Those Members who did not at the time desire to part with any of their Shares were deemed to be holders of Original Shares.

Povey calls the 24 the Old Company, and by the division of the Shares, he alleges that a New Company was formed, hence he frequently uses the terms Old and New Companies to indicate to whom his remarks were intended to apply.

We have no direct evidence as to the price of Shares at this time.

Povey says

7 were bought by the *Royal Exchange* for about 1,500*l.* each,

and 17 were bought by the New Company at 1,000*l.* each.

All the 24 had been holders of Shares before the formation

of the *Royal Exchange*. The sale of 17 Shares, according to Povey, was simply the retention by the owners of their respective Shares divided into 100 parts.

It was not until 1725 that the 7 Members, whom Povey indicates, parted with their Shares to persons who can be identified as Directors of the *Royal Exchange* in 1720, but the seven purchasers never were Managers of the *Sun*, nor were the sellers Directors of the *Royal Exchange*.

It is hopeless to attempt to clear up the question of *Royal Exchange* Directors sitting at the *Sun* Board. The Company recognised the fact, and took such steps as they deemed expedient to eliminate that element. At length, in 1727, the 7 Shares were transferred to Trustees for the *Sun Fire Office*. It is very possible that the Office bought and resold them.

Povey also states that the Company bought up a large proportion of its Shares, but the greater number, if not all, which were held by Trustees for the Office, were held only as Security for Loans.

All Povey's statements on this matter are unreliable.

Povey then alleges that the New Company sold the 1,700 Shares at 20*l.* each. "Happy the man who could come in by Intreatie or favor to purchase. The Founder himself was glad to beg and pray to get in only for 10 Shares on payment of the full 200*l.* down on the nail—no credit given, but he lost 100*l.* by the Bargain." Povey sold them in 1723.

We may here incidentally mention that

Ambrose Phillips, we believe the Poet, for 12 months,
Alexander Pope for 23 years,
Jacob Tonson for 1 month,
were holders of Shares at different times.

Wheatley, *London Past and Present*, says that Pope's 31 Shares cost him 1,011*l.* 7*s.*

In 1726 it was determined to raise a Fund of 48,000*l.* at 20*l.* per Share, "whereby all manner of objections to this Office must be entirely removed, its enemies be utterly disposed of all manner of Cavill, and the reputation of the Office fixed on a solid foundation."

In the proposals of October in this year it was stated that "for raising a Stock or Fund, one Moiety of every premium would be reserved, to which every proprietor according to his Share was liable to add 48,000*l.*

A first call of 5*l.* per Share was made.

In 1728, instead of making a further call, the Company created 2,400 new Shares, upon which 15*l.* per Share, or 36,000*l.* was to be paid, thus creating a Cash Capital of 48,000*l.* as at first intended.

In the year 1741 there was added to the Capital out of the profits of the Company a Sum of 24,000*l.*, and in 1752 a further sum of 28,800*l.*,

which additions to the 48,000*l.* made the 72,000*l.* and 100,000*l.*, respectively announced in the proposals as the amount to which the Fund for Security had been raised.

From 1745 to 1756 various Amounts were paid to the Shareholders as returns of Capital, and in 1825, in consequence of the reduction of rates, arising out of the competition of new Offices, it was deemed expedient to make a further return to the Proprietors for a far larger sum than the total above-mentioned, and from that time the Capital of the Company has entirely consisted of accumulations of profits.

As stated, p. 282, the Office has no record of its Financial position for many years.

We can only repeat Povey's statement, that for the first 10 or 12 years the *Sun Fire Office* did little more than answer its own charges. His statements as to the very large profits subsequently made by the Office have apparently no foundation in fact.

Povey put his own loss, by being compelled to sell the Office, at 32,000*l.*, besides 4,000*l.* per annum out of the net profits of the Office.

Most (he says) or the greatest part of these vast Sums of Money and the yearly Income would now have been your Sufferers Estate and Fortune, and settled upon him and his heirs for ever. For the *Sun Fire Office* will have a Being even to the last period of time, it being of such Universal benefit and advantage to the Subject to insure their real and personal Estates from the rage and fury of that consuming Element.

This is a specimen of how Povey recounts his grievances.

Povey never seemed able to realise the fact that he had absolutely parted with the Concern, and that if the Business happened to prove, as it did in after years, a successful one, he had no claim on the consideration of the Managers, nor any right to include his asserted Loss by such sale in the account of his Losses in the *English Inquisition*, and then to expect the public to pay the amount.

Another of Povey's grievances was the granting of Charters to the *Royal Exchange* and *London Assurance*.

In the *English Memorial*, he states,—

In the year '20, soon after the (*Sun*) Undertaking began to flourish, and get Money in Bank, the Crown comes in and grants 2 Charters for insuring Houses, Merchandizes, etc., from Loss and damage by Fire, so that at the Expense, Study and Thought of your Sufferer the Crown raised only by establishing the two said Charters, 300,000*l.* sterling. This is but selling your Sufferer's Scheme and invention to strangers.

It was very severe to raise such an immense Sum of Money out of the Brainwork of a Subject, and not to send the first Inventor 3000*l.* out of 300,000*l.*, as some recompense for his study and thought, and to discharge his original expenses.

This being written in 17³⁶₃₇, we may forgive the old man his forgetfulness as to the actual date of the Fire Charters for *Royal Exchange* and *London Assurance* (1721), but how are we to account for the following statement which appeared in *Brittain's Scheme*, published 1720, several months before the two Companies obtained their Charters for Fire Insurance Business.

As to the late Act of the Government's granting a Power (under the Great Seal) to the *Old Insurance* and the *London Insurance* to insure *houses* and *Goods* in all parts of the Kingdom, I must here take leave to declare, that I was the only person that first invented and set up the *Sun Fire Office* for a General Insurance of *Houses* and *Goods* from *Loss* and *Damage by Fire* throughout *Great Brittain*, which said Undertaking has been carried on for near Twelve years,¹ to the Relief of Multitudes of Families that have suffered by Fire.

This *Sun Fire Office* was (in its Infancy) a great charge to me, and to compensate my Time, Trouble and Expence, an Annuity of Two Hundred Pounds per Annum was settled upon me out of the profits arising from that Undertaking; so that I think it very grievous (after a Caveat was put in) that others should be authorized to Reap that very Harvest which I so long plow'd and Sow'd for, and thereby deprive me of that Income which I always look'd upon as my Just Right and Inheritance. I can't but complain because the *Insurance of movable Goods* was thought to be a thing Impracticable, and I was laught at only for attempting the Undertaking.

But this I am certain of, That it can never be the Interest of the People to relinquish their *Insurance* in the *Sun Fire Office* and take out *Policies* from other *New Offices*, that are founded upon a very slender Bottom, as appears by the Low Ebb their Stocks are now come to. The *Sun Fire Office*, That is a Flourishing Company, their number of Policies deliver'd out exceeds Twenty Thousand.

As between 24 Members only, they conducted the business as it pleased them, and their only regulations were such as they chose to make from time to time, and which were recorded in their Minutes.

After the division of Shares and creation of new Shares, the persons who constituted the Board of 24 Acting Members were naturally of a different character to the original Members, but they had the sole management of the Office with the same powers and authority as the original 24 Acting Members, and their Resolutions recorded in their Minute Books constituted the Laws, Regulations and Orders of the Company.

Their proposals and policies always stood a legal test.

Since the *Hand in Hand* entered upon Life Insurance Business in 1836, the *Sun* has claimed to be the oldest purely Fire Insurance Company in the world.

¹ That is since the setting up of the *Exchange House Fire Office*.

The *Sun Fire Office* as a private Partnership of 24 Members had no occasion to publish any Accounts, and we doubt whether either of the Companies then existing did so.

After the division of Shares and creation of new Shares, the 24 Acting Members, having, as stated, the same control over the affairs of the Company as had the original Members, never deemed it expedient to depart from the original practice in this respect.

Within the last three or four years, however, circumstances in connection with the Business and the necessity of going to Parliament for new powers and other matters, rendered it expedient to publish a State of the Accounts.

Prior to the division of Shares in 1720, the Members divided money amongst themselves, at first at their pleasure; they next determined not to pay Dividends except out of future profits, and in January, 17¹⁷/₁₈, it is recorded that, In consequence of the scarcity of Silver, the Dividend declared in December previously should be 10 guineas instead of 10*l.*

When we consider the Amount of the Funds of the Office, accumulated entirely out of the profits of business, after payment of very considerable Dividends, it must be admitted that the management of the concern has been most successful.

It is sufficient to note the following figures from the last Statement published—that for one year to 31 December, 1891 :—

	£
Net Premiums	<u>957.33²</u>
General Reserve	1,125,000
Dividend Reserve	130,000
Reserve for Unexpired Risks	<u>382,932</u>
Investments	1,749,050

Under the powers of the Company's new Act, 54 & 55 Vict., c. 97, Sun Insurance Act, 1891, which came into operation on 1 January, 1892—

The 4,800 Shares were divided each into 50 parts = 240,000 Shares, and out of the Funds of the Office, each Share was credited with 10*s.* as paid thereon.

The authorised Capital was fixed at 2,500,000*l.* in 250,000 Shares of the nominal Amount of 10*l.* each.

Power was given to create additional Shares.

The name of the Office was changed from *Sun Fire Office* to SUN INSURANCE OFFICE, in consequence of the several additional Branches

of Business besides Fire Insurance, which the Office took power to transact.

Whilst the writer naturally has a lingering affection for the old Title by which the Office was known to him for nearly 60 years, he hopes that the *Sun* may, under its new name, shine more resplendent than ever.

This seems an appropriate place to introduce the following notices of the Office, extracted from the *Insurance News*.

Insurance News, 1 August, 1890.

THE SUN FIRE OFFICE.

"*Per varios casus, per tot discrimina rerum.*"

"The old order changeth yielding place to new," and after the lapse of generations, during which all that is most coveted in commercial enterprise has been secured,—wealth, honour, influence—the managers of the *Sun Fire Office* have invited the public to look into the inner life of that great institution. In other words, details of the Company's financial position, which have been guarded with strict secrecy for one hundred and eighty years, have now been brought forth into the light of day. In another column will be found the accounts and balance sheet through which the *Sun* makes known to its clients and to all the world what is the nature and extent of its business, and what are the resources which it holds at command. Figures which many have desired to look into are now at the disposal of all. Upon these figures we have at present no intention to dwell. Every expectation which could have been formed as to the financial standing of this time-honoured institution has been more than surpassed by the revelations now made. The confidence which for six generations has been placed in the *Sun*, has rested upon a foundation so strong and so secure that no shock,—financial, political, and otherwise,—has been able to move it. And an enterprise which has lived and flourished amidst all the changes and convulsions of the eighteenth and nineteenth centuries, may well look forward to a continuity of existence whose term none may venture to assign.

Far back in the early years of last century, in 1710, the *Sun Fire Office* was founded. How or why it came into being, perhaps even the Company's own records would now be unable to tell. We know who established the Bank of England sixteen years earlier, and the history of some of the early banking houses, being largely the history of some far-seeing and resolute individual, has also been preserved. But who will tell us who conceived and carried out the

project of the *Sun Fire Office*? We know, however, something of the times in which this project was launched. London at this period had a smaller population, by far, than many of our present provincial towns. Communication of all sorts was limited and difficult, a stage coach was an absolute rarity, and not a single canal intersected the land. No steam engine lent its powerful aid to the efforts of man; the iron trade was yet unknown; the cotton trade almost unborn; and the thousand industries of a later age wholly undreamed of. The New River had been completed and was even then proving a lucrative venture, but for years after the clumsy alternate water wheels at London Bridge performed their function of providing water for a large portion of the city. A few years before, Winstanley had perished with his fantastical structure on the Eddystone in the great storm of 1703, and the London silk mercer Rudyard had just finished the wooden erection which braved the storms of nearly fifty years, and finally fell a prey to fire. The political world was full of excitement. The victories of Marlborough had humbled the pride of France, but that renowned general and intriguer had fallen into discredit, and was actively negotiating with the exile of St. Germains. Louis the Magnificent was drawing to the end of his prolonged reign. Charles of Sweden had been finally overthrown at the battle of Pultowa by Peter the Great, and the struggle of the succession to the British throne was being fiercely waged in the closing years of Queen Anne's life, between the Jacobites and the adherents of the house of Hanover. Johnson was a baby at Lichfield, Fielding a child of three years of age, and Addison was meditating the issue of the *Spectator*, which saw the light the following year. Such was the time, and such some of the circumstances—to omit a thousand others—amidst which our forefathers lived, when the *Sun Fire Office*, destined to become the foremost institution of its kind, was launched upon the world.

What interest would attach to the history of the first stages of such an institution, could they but be revealed to us! Was the *Sun* a success from the first, leaping at one bound into the premier position, or was it called to pass through a slow and painful ordeal of discipline and growth? What class of business was undertaken, and what was the income? Did the Company's operations extend beyond London, and if so, by what means or organization? What scale of payment was given to the agents and managers? What percentage of profit was made, and what was the nature of the first investments? Not idle questions these, by any means. It is Carlyle who says that masses of books would be profitably exchanged for a single history of booksellers, and just so we are beginning to recognize that the social and commercial aspects of a

people's history, are not only vastly more interesting, but immeasurably more important than the records of baseness, littleness, and treachery, which too often make up the staple of what is called history. To know how the "common people" lived in the reign of Henry VIII. would be more valuable than to fathom the mystery of Anne Boleyn's execution, and to have an exact account of the first twenty years of the life of the *Sun Fire Office*, would be of greater interest than to possess the most elaborate details of the conspiracies and intrigues which had for their object the recall of the ejected James.

However, passing away from these days of the Company's origin and infancy, let us take a long stride into the future,—sixty years,—and come to the year 1770. Every soul connected with the establishment and early stages of the *Sun* must now have passed away, but these men, resting in their nameless graves, had laboured faithfully and well, and had laid broad and deep the foundations of a magnificent and enduring prosperity. Changes vast and important had taken place in this interval, and the great England of to-day, with an enterprise stretching over the globe, had already begun to be. The hopes of the Jacobites were finally extinguished, the last traces of loyalty to the unfortunate Stuarts existing only amongst the Squire Westerns of the day. The old Pretender crushed in 1715 was dead, the young Pretender, after the more formidable outbreak of 1745 had escaped to the Continent, and was still dragging on his existence a broken-hearted and dissolute wanderer. Queen Victoria's grandfather had been on the throne ten years, and there was already in progress that marvellous commercial development which poured such wealth into the country, and enabled us to bear up under the enormous load of debt which the wars of the French Revolution subsequently entailed. Captain Cook's voyages were in progress, and a new world lay awaiting occupation. The struggle for India had begun. Yet at this particular stage it appeared as if the star of England's glory were about to be obscured. The American Colonies were slipping from our grasp. France and Spain in united force were thundering at the rock of Gibraltar. Not many years later Cowper wrote,—

"Poor England! thou art a devoted deer,
Beset with every ill but that of fear,
Thee nations hunt, they mark thee for a prey,
They swarm around thee and thou stand'st at bay."

The poet's prescience was happily at fault. The "saviour of the silver-coasted isle" was now a daring boy of eleven; while the "one who sought but duty's iron crown," and his great French antagonist, who encountered each other but once—"in that world's earthquake,

Waterloo,"—were alike one year old. Through all these years and through all these changes the *Sun Fire Office* had held on its way. It was now an ancient institution, older already than some of the Companies which to-day are amongst the most successful and flourishing. What crises had been passed through in this interval, what perils and difficulties had been encountered and overcome? No doubt there had been growth and expansion; insurable interests had increased to an enormous extent, and inter-communication had become more rapid and regular. Perhaps even now the *Sun* had undertaken some timid tentative experiments of insuring property abroad, for a few highly favoured and well-known clients.

We pass on again, another lapse of sixty years, to 1830. Two more generations have lived and died in the service of the *Sun*. Again a transformation almost magical. The mighty upheaval of the French Revolution had sent the impulse of new life and new thought throughout the world, and after the dire and prolonged struggle which had arisen therefrom, the nations had had fifteen years of peace. A second French Revolution was impending, after the six years' follies of Charles X., and a great and not less important, though happily a peaceful change, was taking place in the distribution of political power in England. But the most prominent feature of this period was the commercial activity and development everywhere displayed. All the great mechanical inventions which have revolutionised textile industries had come into use; steam engines had multiplied throughout the land, and the locomotive was about to display its wonderful capacities to the world. Roads and canals had been carried into the remotest parts of the kingdom, mines had been opened everywhere, and England was already beginning to be accounted the workshop of the world. A wave of speculative enterprise had swept over the country, culminating in the freaks and disasters of 1824. Insurance Companies, too, had multiplied greatly. From the early part of the eighteenth century, when the *Sun* had only a few rivals near its throne, till towards the end of the same century, the business was confined to these same limited channels. Then in 1782 the *Phœnix* appeared on the scene, and in 1797 the *Norwich Union*. With the beginning of the present century a new order of things began, and Companies sprang up in every direction, the *Kent*, the *Globe*, the *Atlas*, the *Caledonian*, the *North British*, the *Eagle*,—not at first "for lives only,"—the *Imperial*, and others whom it were too long to enumerate. Amongst all these minnows; minnows *then*, the *Sun* was the triton; typical indeed of the great luminary whose name it bears; the central orb with its attendant satellites, alike in nature, but incomparably inferior in bulk and splendour. Perhaps,

however, the most important year in Insurance annals during this sixty years was the one we have already mentioned, 1824, the year of mad speculation, when a deluge of new Companies of every description was poured upon the land. Insurance Companies figured largely amongst these enterprises, and the result was that in 1826, the *Sun*, acting no doubt in conjunction with some of the other offices, reduced the minimum rate from 2*s.* per cent. to 1*s. 6d.* But again through this period of change and development the *Sun* continued to increase, becoming, in the metropolis especially, the premier office, to whose supremacy none felt it a dishonour to do homage, and planting itself firmly throughout the provinces by establishing and maintaining a number of fire brigades. The time was yet far distant when the extinguishing of fires was to be recognized as one of the functions of local government.

Another great leap of sixty years brings us to the life and activities of the present time, the conflict and excitement in which we are called upon to play our part. How does the long existence of the *Sun*, stretching back into the silence of past generations, rebuke the unworthy fear and anxiety which would at times write an Ichabod upon the whole institution of Insurance! The generation passing out of sight magnifies the difficulties which surround its closing years, and fondly dwells upon that far off past when the vigour and enthusiasm of its own youth were first put into the struggle. It has always been so. But with new conditions, new surroundings, and new difficulties, there are constantly being introduced new powers, new methods, and new determination. The *Sun* of 1890 is the *Sun* of 1710 in one particular only, that of its main design and end. The Company of to-day, just as the Company of one hundred and eighty years ago, exists for the purpose of granting insurances, but in respect to its methods, old things have passed away and all things have become new. A time of change, in truth; of innovation; of intenser life and larger purpose. But of retrogression, of decadence? No, indeed, far from it. In the whole hundred and eighty years of the *Sun's* career, was there ever a period when the Company was greater, wealthier, or more influential than now? "To be weak is miserable." Rather let us from the past, or even from the immediate present, make our forecast of the future. "The centuries behind us like a fruitful land repose," and right on into the future, far as human eye can see, there are signs of increasing activity and increasing fruition. It is true the long career of the *Sun* is full of suggestions of another kind. What multitudes of Insurance enterprises have had their birth, run their brief and troubled career, and perished, through that course of six generations in which the *Sun* has existed! Time, the one unfailing and unavoidable test, sweeps out all

that is unsound, and unworthy, and infirm ; and Time itself, that severest Mentor, has set his most impressive seal upon the sterling and enduring excellencies of the *Sun Fire Office*.

Enduring, and destined still to endure. Who can doubt this ? In the possession of resources of a magnificent type, of a business which is at once the emulation and the despair of rival institutions, and of an organization of that high and sterling character which only time can ensure ; there attaches to the *Sun* all the potentialities which Insurance enterprise can either desire or secure. Around it too, as the growth of a long, honourable and successful past, there clings the tradition of all that is lofty and high-minded in tone and administration. Standing amidst the struggles and the triumphs of 1890, and yet regarding even this period as but the dawn of a larger day, we may pass in imagination from our own time into a future "far on in summers that we shall not see," and even then may still behold amongst the foremost of our commercial institutions, and shining in ever-increasing lustre, the *Sun Fire Office*.

Insurance News, 15 August, 1891.

THE SUN FIRE OFFICE.

Another year has been passed in the long and stately progress of the *Sun Fire Office*. Many Insurance officials, even amongst those who can no longer be reckoned young, will live to see the completion of the second century of this great national institution. But it is not alone the antiquity of this Office which places it in so prominent a position. The *Sun* was not the first to enter upon the business of fire insurance. The principle, in fact, of such business has been recognized and acted upon from the remotest periods of civilization. The *Sun* can lay claim to a heritage of glory and honour far greater than that arising from the mere lapse of years. An existence of stagnation and indifference, if prolonged for centuries, will bring with it neither reputation nor reward. "Better fifty years of Europe than a cycle of Cathay." Not unadvisedly have we spoken of the *Sun* as a national institute. It is national in this respect, that its existence has been co-extensive with that marvellous national growth and development which set in with the Georgian era, and which has continued uninterrupted ever since. What that growth and development have been, who can sum up in a few brief words ? It is now some fifty years since Lord Macaulay was writing his history of England, and in the introduction he contrasts the England of his day with that of the later Stuarts. The statistics of wealth, commerce, industry, and enterprise which he there adduced to show the

eminent position to which Great Britain had risen, were largely taken from Porter's *Progress of the Nation*. Lord Macaulay was essentially a man who deemed that finality had been reached when *his* conceptions were realized, a characteristic, too, of the late John Bright. We smile now over Porter's statistics, so magniloquently set forth by the great rhetorician. They seem to us to betoken a state of commercial infancy. The current of our national life has deepened and broadened as the years have passed on. We take up the work as it falls from the hands of our fathers, and the point at which they ceased is where we have to begin. How long the conditions of modern industrial life will remain undisturbed it is impossible to say; these conditions are on the whole beneficial, and far on into the future it would appear that the chariot of progress will still continue to roll.

To the *Sun Fire Office* belongs the distinction of having throughout accompanied this great onward march. But it has done much more than this. We cannot tell what has been the inner life of the *Sun* during its prolonged life of nearly two hundred years, but from its present position one thing at least is clear, that there has been nothing like stagnation or immobility. Change in practice and methods is the one great feature written upon all human institutions,—there could be no progress without change—and perhaps the hardest lesson which the individual has to learn is the paramount necessity of recognizing this truth. It is the reluctance to receive and adopt this lesson which causes private enterprise to die out in the second or third generation. It is the rarest thing to find private firms existing or prospering after the lifetime of the founders or their immediate successors. The difficulty is less apparent in the case of a Company, but the one feature in the *Sun* which strikes us above all others, is that age has not brought unadaptability, nor prosperity unenterprise. The position gained perhaps a century and a half ago has never been lost, not because it was gained once for all,—by no means,—but because keen, vigilant eyes, from one decade to another, have watched for the changes, slow or sudden, which the years have brought forth, and then, quick to adopt or to adapt, the *Sun* has kept in touch with six generations in succession, and at the close of the nineteenth century is, in this respect, as young and mobile as it was at the beginning of the eighteenth. Far beyond Insurance circles the Company has a name and a place, and representing as it does, the best characteristics of the commercial advancement and eminence of Great Britain, who is there that will not heartily join in the wish for the continued existence and prosperity of this ancient Office?

But even as we write this we feel how stern and uncompromising are the demands of modern times. We must come down to a lower, and

yet a more practical level. The *Sun* is great by mere antiquity alone, and as we have said, in its methods it has always kept abreast of the times. But something more is yet wanting. This is the age of wealth, of massive and colossal resources, and how does the *Sun* fare in this respect? Well, we could not have penned this panegyric on the Company, had there been the slightest qualification or drawback. In this, the great and supreme test, the *Sun* is as eminent as in everything else. The most rigid requirements that even the epoch-making experiences of the past twenty years can lay down, are doubly met by the funds which the Company holds in hand; not to mention the untold resources which lie behind these, in the shape of the proprietors. A glance at the accounts will show what a year of great prosperity the *Sun* has had, and will afford, too, some indication of the secret of that prosperity. The business of the Company has as its basis, a connection throughout the land which is without a parallel, and which no power or influence can materially affect. We have far more than hope to guide us in forecasting the future of the *Sun*. We have the record of the past and the conditions of the present. We think of the far past years, when, in 1710, the *Sun* sprang into being, and we mentally run over the long period which has elapsed since that time, a period so pregnant in great movements and in great events. As we come down to our own day, we are compelled to pause. The unknown future lies before us. But it is not unreasonable or presumptuous to suppose that the complexion of the future will be largely influenced by that of the past and of the present, and such being the case, we may safely anticipate for the *Sun Fire Office* a position of influence and prosperity far greater and more renowned than even that which the toils and successes of two centuries have brought forth.

CHAPTER III.
LITERARY HISTORY
of the
Exchange House Fire Office,
Company of London Insurers,
and
SUN FIRE OFFICE.

THE issuing of papers (generally historical or political) in the form of newspapers—frequently only a single leaf—was one of the means adopted about 200 years ago to endeavour to attract business.

As early as 1696, Lloyd, the proprietor of Lloyd's Coffee House, and the original of the existing Society of Lloyd's, published a weekly paper called *Lloyd's News*, chiefly, if not entirely, devoted to shipping intelligence, which doubtless greatly tended to the patronage of his house by those interested in maritime affairs. It lasted for six months, and was resuscitated as *Lloyd's List* in 1726.

The publication of 1696 may perchance have given Povey some idea regarding the *General Remark*, if indeed his inventive brain had wanted any such hint.

The **GENERAL REMARK** was first published in 1705.

It was followed in 1710 by

The **BRITISH MERCURY**, published by the *Company of London Insurers*, alias *Sun Fire Office*.

That paper was discontinued in 1716, and immediately followed by The **HISTORICAL REGISTER** also published by the *Sun Fire Office* and discontinued by them in March 17²¹, though it was published by other parties up to the year 1738 inclusive.

GENERAL REMARK.

This paper was first published by Charles Povey in the year 1705, its title then being

General Remark on Trade.

As one of Povey's writings, it will be most fitly described under that heading (*Part III.*).

The first connection of the paper with insurance was on the setting up of the *Traders' Exchange House* Office for Lives, and the earliest notice thereof which we have been able to trace is in July, 1707.

Many particulars of that Office will be found under the heading of Povey's Schemes (*Part III.*).

The numbers from 1 October, 1707, to 23 March, 17⁹⁹₁₀ (except No. 430, 29 November—1 December, 1708, and No. 440, 22–24 December, 1708) cannot be traced, and therefore we are unable to say to what extent either the *Traders' Exchange House* Office for Lives, or the *Exchange House* Fire Office were noticed.

The information respecting the latter Office contained in those two numbers will be found at pp. 263–266.

The *Remark* was supplied to the subscribers both to the *Traders' Exchange House* Office for Lives, and to the *Exchange House* Fire Office.

In December, 1709, it was declared, "Moneys due of the first payment by the subscribers" to the *Company of London Insurers* "to be paid to Mr. Povey. Every one to have the *Remark* gratis, and be insured for his goods paying only for the policy."

17⁹⁹₁₀, 23 March. Povey, on the transfer of the *Exchange House* Fire Office to the *Company of London Insurers*, covenanted not to publish the *General Remark* any more, nor to set up another paper.

BRITISH MERCURY

Published by the *Company of London Insurers*.

Successor to *General Remark*.

Francis, *Annals of Insurance*, says:—

The *Sun* published first weekly then quarterly a work, a valuable addition to historic literature.

It was the general custom for insurance companies to publish periodical papers in aid of business; another mode of advertising.

Hatton, the old London historian, speaking of the *Union Society* for Lives, says, Every subscriber desiring the same may have one of the printed papers they publish once or twice a week gratis.

No mention being made of the name of the paper, we are unable to give further particulars respecting it.

Francis evidently refers to the *British Mercury*, which however was published thrice a week; and to the *Historical Register*, published quarterly.

Beyond the *Union* paper, Povey's *General Remark*, and the *Sun* papers, *Mercury* and *Register*, we are not aware of any other publications, such as those to which Francis alludes, at the time referred to; nor do we think that the example has ever been followed except by the *Unity Insurance Companies*, 1852. Their Journal was chiefly for the purposes of their own Companies, reporting meetings, progress of business, etc., and very little respecting other matters; whilst the *Remark* chiefly referred to commercial affairs, and the *Mercury* and *Register* reported transactions at home and abroad.

The *Unity Journal* ceased after a few numbers had been published.

Povey's *General Remark* being discontinued, the *Company of London Insurers* lost no time in providing for its subscribers a substitute of a far more important character, and on 27 March, 1710, there appeared the first number of the

BRITISH MERCURY.

Timperley, in his *Dictionary of Typography*, states:—

The top of the paper is ornamented with a bold Sun resembling the present badge of the *Sun Fire Office*.

At No. 38 they added the figure of Mercury.

And he gives as an extract from No. 1 the *Advertisement* of which a copy has already been furnished (p. 277).

Walford, *Cyclo.*, i. 382, gives the following as a Notice in the first number, promising to speak further relative thereto in his history of *Sun Fire Office*.

Printed for the Company of the *Sun Fire Office*, in Threadneedle Street, behind the Royal Exchange, London, where policies in due form are delivered out for insuring Houses, moveable Goods, Furniture and Wares, from Loss and Damage by Fire, in any part of Great Britain, to the value of 500*l.* each policy to any person who shall take them paying the Stamp Duty and the first Quarter, viz. 2*s.* if they desire no *Mercury*, or 2*s.* 6*d.* if they will have it.

London : printed by Hugh Meere at the Black Fryer in Black Fryers, where, and at the *Sun Fire Office*, advertisements are taken in.

As the Office address in March, 1710, was at Paul's Coffee House, and it was not declared to be in Threadneedle Street behind the Royal Exchange, until 1712, and as H. Meere's contract for printing the *British Mercury* was not until October, 1710, it is evident that Walford copied the advertisement from some later number.

Matthew Jenour of near St. Sepulchre's Backgate in Gilt Spur Street, and printer of the *Flying Post* and *Daily Advertiser*; who had also been printer of the *General Remark* from at least 1707; was the printer of the *British Mercury* from March to October, 1710.

During that time appointments were made of Canvassers for business, who were to deliver papers within the Bills of Mortality.

And a supply of *Mercuries* was sent to a person at Bristol.

In November of that year

150 with proposals were sent to the House of Lords, and
600 with proposals were sent to the House of Commons.

From the beginning persons having two newspapers in consequence of having two policies, could have one left at any friend's house.

The proposals of 1712 state that any person who shall not live in London, or within five miles thereof, may have the paper left at any friend's house within any of the walks or divisions belonging to the Company.

The Acting Members gave great attention to all matters connected with the *Mercury*.

As stated, Hugh Meere began to print the *Mercury* in October, 1710. He continued to do so until that publication ceased, and then he printed the *Historical Register* until his death in 1723. He was an Acting Member of the Company and Secretary to the Board from April, 1718, to August, 1720.

Respecting the authorship of the *Mercury*, we find amongst other names that Aaron Hill¹ wrote the first three numbers.

Alexander Justice was from August, 1710, to write the *Mercury* three times a week, he to find intelligence and make it acceptable, without interfering with affairs of State.

No party business to be inserted in the *Mercury*. He continued Author or Editor until he accompanied a Foreign Ambassador beyond the sea to a Congress in 1711. He seems to have been a good French scholar.

Charles Gildon¹ succeeded Justice in December, 1711, and seems to have acted as Author or Editor until July, 1712.

¹ Respecting Hill and Gildon we have to note the following particulars :—AARON HILL, born in London, 10 February, 1685, was a man of amiable manners and of great moral worth. In 1709 he married a lady of beauty, wealth and accomplishments, and in the same year became Manager of Drury Lane Theatre, for which he wrote his *Elfred, or the fair Inconstant*. The following year he became master of the Opera House and wrote the opera of *Rinaldo*, the first which Handel composed in England. About 1718 he published a poem called the *Northern Star, or a Panegyric on Peter the Great*, for which the Empress Catherine sent him a gold medal. It was in the province of a dramatic poet, however, that Mr. Hill was best known to his contemporaries ; and in this more as a translator than an original writer ; his *Fall of Siam*, performed in 1716, and his *Athelstan* in 1731, are now forgotten ; but his adaptations from Voltaire, his *Zara*, *Alzira*, and *Merope* have great merit, and the first and third still (1839) keep possession of the stage. Our author did not long survive the production of his *Merope* ; he expired on 8 February, 1750, in the 68th

The names of other editors do not appear to have acquired any literary fame.

During the first fifteen months the *Mercury* was subscribed for by nearly every one of the Insured.

(65?) year of his age, and was buried in the Cloisters of Westminster Abbey, in the same grave with his wife.

On 23 March, 1724, appeared No. 1 of *Plain Dealer*. Of this paper Dr. Johnson observes that it was "a periodical paper written by Mr. Hill and Mr. Bond, whom Savage called the two contending powers of light and darkness. They wrote by turns each six essays, and the character of the work was observed regularly to rise in Mr. Hill's weeks and to fall in Mr. Bond's." (*Timperley*.)

CHARLES GILDON. 1718. *The Complete Art of Poetry*, by Charles Gildon, in 2 vols. 8vo. Mr. Gildon died January 14, 1724, and is said by Abel Boyer (in *Political State*, vol. xxvii., p. 102) "to have been a person of great literature, but a mean genius; who, having attempted several kinds of writing, never gained much reputation in any." Among other treatises he wrote the *English Art of Poetry*, which he had practised himself very unsuccessfully in his dramatic performances. Mr. Gildon was born at Gillingham in Dorsetshire and educated at Douay, with a view of entering the Catholic priesthood.

He wrote the *Life of Betterton*, the eminent tragedian, four tragedies, and one comedy, besides other works.

He was rather severe in criticising the works of others; and passing a severe censure on Pope's *Rape of the Lock*, obtained a niche in the *Dunciad*. (*Timperley*.)

"Safe, where no critics damn, no duns molest,
Where wretched Withers, Ward, and Gildon rest."

Dunciad, Book i., lines 295, 296, Edn. 1753.

In a former edition, line 296.

"Where Gildon, Banks, and high-born Howard rest."

Charles Gildon, a writer of criticisms and libels of the last age; bred at St. Omer's with the Jesuits; but renouncing popery he published Blount's books against the Divinity of Christ, etc. He signalized himself as a critic, having written some very bad plays; abused Mr. Pope very scandalously in several works.

"Ah Dennis! Gildon ah! what ill-starr'd rage,
Divides a friendship long confirm'd by age?
Blockheads with reason wicked wits abhor,
But fool with fool is barb'rous civil war."

Dunciad, Book iii., lines 173-176, Edn. 1753.

These men became the public scorn by a mere mistake of their talents. They would needs turn critics of their own country writers, whereas had they followed the examples of those *Microscopes of wit*, Kuster, Burman, etc., in verbal criticism on the learned languages, their acuteness and industry might have raised them a name equal to the most famous of the Scholiasts.

After having violently attacked Mr. Pope in many pieces, he at last came to wish from his heart, "That Mr. Pope would be prevailed upon to give us Ovid's Epistles by his hand." (*Dunciad*, Pope's Works, vol. v., p. xxxiii., Edn. 1753.)

If, as we believe, the Charles Gildon referred to in these notes is the same as the person of that name who was for some time the editor of the *British Mercury* (for it is not probable that there should have been two literary persons of the same name at the same time) it is singular that after an education at Douay or St. Omer, he should have declared his inability to understand French.

On 17th March 17¹²₁₃ it is recorded that in the Walks there were
2535 Insurances with the paper.
189 " without "

Whilst the Company were willing to insure parties who did not wish for the paper, they also allowed persons to subscribe for the paper without insuring in the Office.

Mercury, No. 116, Dec. 18-20, 1710.

Whereas the *Company of London Insurers* have been informed that several persons in and about the Cities of London and Westminster and the Liberties thereof have been served three times a week with the *British Mercury* without the knowledge of the said Company; all persons therefore who have a mind to continue to have the said *British Mercury* after Christmas without being Insur'd are Desir'd to give notice by the penny post (the charge of which letter, if Desir'd, shall be allowed by the Company) to Mr. Henry Gedney in Duke Street, Westminster, in order to be register'd in the Company's Books and regularly serv'd, paying the first quarter before Hand; and if they continue they are to pay their Quarteridge within 10 days after every quarter day for which a printed receipt shall be delivered to them, sign'd by two members of the Company, filled and witnessed by the men who carry the said *British Mercury*, which receipt they are to keep till called for, being their own and the Company's security.

No. 128, 15-17 Jan. 17¹⁰₁₁.

The *Company of London Insurers* having erected and continued for a considerable time their said office for Insurance from Loss by Fire, and having also published this *British Mercury* which has met with good encouragement and would be taken in by many other persons if they were well apprized of the advantages thereby accruing, these are therefore to inform all persons residing within the Cities of London and Westminster and the liberties thereof, who shall take out policies signed by 3 or more members of the said Company, for which they pay only 1*s.* for the Stamp Duty, and 2*s.* 6*d.* for the first quarter and shall continue to pay their Quarteridge within 10 days after every Quarter day that (*sic*) shall have not only their houses moveable goods and merchandizes insured to the value of 500*l.* per policy but have the *British Mercury* gratis.

The following is only an abstract of the Advertisement.

Sufferers to make affidavit of losses in order to receive their claims out of the Stock arising of the 1*s.* reserved out of every quarterly payment for Insurance as well in London and Westminster as in any other part of Great Britain, the money to be lodged in Bank of England.

Those who would be insured without *Mercury* 2*s.* per quarter. If any person will have the *Mercury* delivered them without being insured, they shall be served with it at 10*s.* per annum payable quarterly for which payment printed receipts shall be delivered to them etc. as in No. 116.

Notwithstanding the desire of the Acting Members that the paper should be properly conducted, we find the following Complaints.

In *British Mercury* 210, 25-27 July, 1711, was a long Advertisement for the Sale of Lottery Tickets, Joint Adventurers' Office in the Royal 1,500,000*l.* Lottery. In No. 211, 27-30 July, the above-mentioned Advertisement was repeated, also one inserted from Richardson & Oake,

Two millions Adventurer, and in No. 212, 30 July—1 August, 1711, appeared the following Advertisement :—

Whereas Andrew Bell did yesterday disperse a printed paper in which in a most cruel manner (unheard of on this side the Tweed), he was pleased to threaten muckle destruction to Mr. Richardson and Oake for presuming to make use of a numerical Table and Register Book intirely new and solely invented by themselves for the satisfying of all persons concerned in the two State Lotteries in the manner they have advertised, and pretended to quote an Act of Parliament in aid of his severe denominations, these are therefore to certify that the said Andrew Bell hath been most notoriously imposed upon in relation to the said Act in which nothing can appear more evident than that all persons have an undoubted Right to make use of what they first invented, and by which Act their property is effectually secured.

Numerical Table Book of Lotteries kept at Sun Coffee-House in Threadneedle Street.

Books to be had of H. Meere.

Lottery with Classes. Numerical M.S. Numbers will be sent to different Coffee-Houses. A thing which Mr. Bell the Printer under the Managers for the Royal Lottery makes no pretensions to do.

1711. 2 Aug. Complaints of reflecting words on Bell and others in two advertisements relating to Lottery Minute Books.

Mr. Meere to desist from printing such advertisements, and all private advertisements to be submitted to Mr. Justice.

No. 216, Aug., 1711 :—

Whereas the *Company of London Insurers* have been informed that several of the Gentlemen insured in their Office, or served with the *British Mercury* only have been neglected by their servants, and whereas several other abuses may have been committed unknown to them, in order to prevent the same for the future the persons concerned are desired to give notice of it by the penny post to Mr. Robert Wilson, Treasurer to the Company on St. Dunstan's Hill near Tower Street, and they shall have due satisfaction.

Minute.—1712. 2 April. His Excellency the Morocco Ambassador complained of ill-usage by the author.

Author (C. Gildon) rebuked. We cannot trace to what this refers.

In *British Mercury*, No 316, 31 March, he inserted the following Notice.

The Author of this paper this day received a silly nonsensical note, with some Don Quixote blusters about the Ambassador of Morocco. Now if the inconsiderate coxcomb that sent it will let us know his name we shall consider whether Abel's Lyre,¹

¹ We are not certain whether the Abel here referred to is Abel Boyer or Abel Roper. *Boyer*. In the early part of Queen Anne's reign, the *Post Boy* was written by Thomas, afterwards by Boyer, a foreigner, who had been tutor to the young Duke of Gloucester.

In 1709 was published Mr. Boyer's case, and his undoubted right and title to the writing of the true *Post Boy* asserted.

In the *General Postscript*, 12 October, 1709, is a catalogue of weekly papers, and amongst them, *Post Boy*, and

as he facetiously calls the *Post Boy*, and several men of credit, or he be of greatest authority, till then he must know that the Author of this paper thinks he should be as inconsiderate a coxcomb as the writer of the note if he did not despise and laugh his empty threats to scorn. If this be not public satisfaction enough, in his next he shall insert his note according to his own orthography and grammar with some modes notes.

At another time the Author was blamed for having in the *Mercury* slandered the Author of *St. James' Post* as to his being taken into custody, and ordered to contradict himself.

In Oct., 1711, it was directed that the *Mercuries* should be sold by Hawkers (public and private) as were other papers.

We have failed to find a perfect set of the *Mercury*.

The British Museum possesses

Nos. 84 to 495, 29 Dec., 1714, inclusive.

549, 28 Dec., 1715 to 4 Jan., 17¹⁵₁₆

to 566, 25 April to 2 May, 1716, *British Weekly Mercury*.

They are bound in two volumes, and bear internal evidence of having belonged to Mr. Hugh Meere, the printer of the paper.

No. 84 is dated Wednesday, October 4, to Friday, October 6, 1710.

The Title up to No. 368 inclusive (in 1712) is



British
Mercury
published by the
Company of London Insurers.



Printed by H. Meere.

About one-half of the contents consists of Foreign Intelligence.

The contents of the earliest numbers were according to the proposals dated 10 April, 1710, "all Foreign and Domestick News, an account of "rising and falling of publick Stocks, payments at the Exchequer, "Course of the Exchange, Port Letters, price Courant of several Com-

The *Post Boy*, Jun., by M. Boyerius, a famous Versioneer.

In Boyer's case it is stated that Mr. Roper uses all mean endeavours to hinder the *Post Boy* being dispersed. Mr. Roper in particular ought gratefully to reflect that Mr. Boyer has written for him the *History of King William*, 3 vols.; 7 vols. of *Queen's Annals*, some other books, and the *Post Boy* for four years, by all which he has got considerable sums of money.

Swift refers to Boyer as "One Boyer, a French Dog, who had abused him in a pamphlet."

Roper—at Black Boy, over against St. Dunstan's Church, Fleet Street. He prints the *Post Boy*, *Life of King William*, and *Annals of Queen Anne*. (Dunton.)

1713. Roper then conducted the *Post Boy*.

He was (amongst other amenities of the press) described as follows:—

A foul mouthed slanderer—a knave and dunce—a scandalous wretch—he traduced the next heir to the crown—despised by both parties—deserved to be hanged.

"modities, with whatever else shall be thought proper to entertain the publick."

We may here introduce a notice of

LE MERCURIE BRITANNIQUE,

which was virtually a translation of the *British Mercury* for the benefit of the French connection of the Office.

No copy of this paper has been traced, nor is this perhaps surprising when we consider the small number of copies which appear to have been printed, and the fact that they got chiefly into the hands of the French Refugees.

British Mercury, No. 125, 8 to 10 Jan. 17th.

Whereas the Company of London Insurers have for some weeks past published a French newspaper, entitled *Le Mercurie Britannique*, (the *British Mercury*), and whereas the same is taken in by several hundreds of French Inhabitants in this City and suburbs, and also by divers English, for the Easier acquiring of the French tongue, and by others sent to the Country and beyond Sea—And whereas it is very just and reasonable that those who are the first Encouragers of the Undertaking and the most early Contributors towards the increasing of the Fund for the Insurance from Fire should enjoy some other and greater benefits and advantages than those who come in later and to a larger Fund. The publick is hereby informed that at a General Quarterly Court of all the *Managers, Officers, Directors and Members*¹ of the said Company held at their Office at the West End of St. Paul's Church (according to their Conditions of their Deed of Settlement and their printed proposals), on Thursday last the 4 January, it was resolved, ordered, and determined that all persons whatsoever whether French or others who shall take out Policies this Quarter for the Insurance of their houses or goods may have the benefit of the Insurance and the Newspaper at the usual rate of 3s. 6d. for the Policy and first Quarteridge and 2s. 6d. thereafter. But those who shall not take out Policies for the French paper this Quarter as aforesaid shall pay for the policy and first Quarter 4s. 6d., and for every Quarter afterwards, 3s. 6d., but any person whatever may have the paper at all times at 2s. 6d. a Quarter without Insurance.

Mr. Justice, already referred to as the Author of the *British Mercury*, and who seems to have been an important personage, appears to have had the management of *Le Mercurie Britannique* until he went abroad.

The paper did not pay its expenses, and before the end of the year its discontinuance was contemplated. It had, however, a further trial under the editorship of Charles Gildon, who, as was stated, not understanding French, was to provide a *Traductor*.

Le Mercurie Britannique was apparently discontinued in 1712.

New Series of *British Mercury*.

In the year 1712 it was proposed to impose a Stamp Duty upon Newspapers.

¹ In no other place nor at any other time is such an expression used.

1712. 26 April. The Company having considered the danger of the Tax to be levied upon the Newspapers, if the *Mercurys* are not exempted, come to the following Resolutions :—

That the petition now read be ingrossed and delivered Munday next to the House of Commons, and the case now agreed to be printed to the Number of 600 and a rame of writing paper ordered.

Ordered the Printer to deliver them fold up for Mr. Gedney at Eller's Coffee House at Westminster Hall Gate, Munday morning by 9 o'clock.

Ordered that all Members shall attend Munday at 10 o'clock in the said Coffee House, thence to the Lobby during the sitting of the House.

The following Case and Petition were presented, but without avail.
A Copy is to be found in the British Museum.¹

The CASE of the Members of the *Sun-Fire-Office, London*, relating to the Duties on News-Papers,

Humbly represented to the Honourable House of COMMONS,

SHEWETH,

THAT whereas they have for some Years last past erected and set up, with very great Expence and Trouble, (for the Benefit of the Public) an Office of Insurance of Houses, Goods, Merchandise, Furniture, and Wares, from Loss by Fire, all over *Great Britain*; and have likewise oblig'd themselves, by an Instrument or Policy upon Stamp'd Paper, under their Hands and Seals, to furnish Weekly every Person Insur'd with three printed News-Papers, call'd *The British Mercury*; and have in all Respects strictly comply'd with a late Act of Parliament, intitul'd, *An Act for the better preventing Mischiefs that may happen by Fire*, in entertaining and cloathing thirty Fire-Men now in their Service.

And they finding, by the printed Votes of this Honourable House, a Resolution for laying a Tax of one Penny upon every printed half Sheet of Paper, do humbly beg Leave to offer to this Honourable House some Reasons for allowing the said Members, and their Assigns, Liberty to print and publish their said Paper without any Stamp or Tax.

First, For that the said Members receive but half a Crown a Quarter of each Person Insur'd; out of which one Shilling being reserv'd towards answering each Sufferer's Loss by Fire, only one Shilling and Six Pence remains to the said Members; and the Tax intended to be laid by this Honourable House, will amount to three Shillings and three Pence each Quarter; whereby it appears they will not receive half so much as the Duty it self amounts to, and consequently will be unable to

¹ Brit. Mus., ^{8223 e.9}₇₈. For full particulars of the Impost, see Ashton's *Social Life in the Reign of Queen Anne*, vol. ii., p. 77.

perform the Condition of their Policies, and thereby be in Danger of being su'd by many thousands, who have already receiv'd Policies ; and will likewise be render'd utterly uncapable to carry on an Undertaking so useful and beneficial to the Public.

Secondly, For that they do already pay a double Six-penny Stamp for each Policy, Transfer, and other Instruments, made Use of in the Course of carrying on the said Office; which, with a Duty already lay'd, and to be lay'd, upon Paper, amount yearly to a very considerable Sum, by the Consumption of great Quantities thereof in the said Office ; which will all be entirely lost to the public Revenue, unless your Honours shall think fit to indulge them in such Allowance as above desir'd.

Thirdly, That there is no other Office of Insurance of Houses and Goods from Loss by Fire, or any that extend all over *Great Britain*, except that of the *Sun-Fire-Office*; which has been found to be of great Service to the Public, and met with extraordinary Encouragement.

And forasmuch as the said Members have always taken Care that their said Paper should give no Offence to the Public, or any particular Person ; nor do make any other Profit or Advantage of the said Paper, other than for carrying on the said Insurance from Fire.

May it therefore please your Honours to grant the said Members Leave to continue Printing and Publishing their said Paper call'd The British Mercury, publish'd by the Members of the Sun-Fire-Office, London, now enter'd in the Register at Stationers-Hall, without the said intended Stamp or Tax. And the said Members, as in Duty bound, shall ever pray, etc.

After some consideration the Office seem to have determined to alter the form of their paper to $1\frac{1}{2}$ sheet, to pay the Stamp Duty, and to publish the paper only once a week.

Then began the *new series*, the first number of which was 369, 30 July to 2 August, 1712, and the title was

The
British Mercury,
published by the
Company of the Sun Fire Office in Threadneedle
Street, behind the Royal Exchange,
London.

How long this title lasted we are unable to say, as from No. 496 published in Dec., 1714, to No. 549, dated 28 Dec., 1715 to 4 Jan. 17 $\frac{15}{16}$, the numbers are missing.

No. 549 is called the *British Weekly Mercury*, printed for the Company of the *Sun Fire Office*.

The change of name took place, we think, about Feb. 17¹⁴₁₅.

No. 369, 30 July, 1712, the first of the new series, contains an introductory history of newspapers up to that time, in which it is said, "The *Mercury* may in all likelihood subsist after others—there will be insuring as long as there are goods or houses to insure."

In *British Mercury* for 4 Feb., 17¹²₁₃ was commenced a **HISTORY OF THE WORLD**, and Mr. Meere the printer was to "have the sole and only benefit of printing and publishing any Short Volumes, or other prints or impressions called the *History of the World*."

In No. 428, 16 Sept., 1713, appeared the following advertisement :—

Whereas the *History of the World* has been carried on for a considerable time in the *British Mercury*, and is now brought down to the death of Christ, being the first Book, and there being many persons who may desire to have the said History by itself without the news, or to make it entire, as not having whole sets of the *Mercury* since it was begun, this is to give notice that the said History is printed by itself as far as has hitherto been published, that is the first Book of it, and may be had of H. Meere, the printer of this paper. Price 1s. 6d.

The History of the World was finished by July, 1715.

No. 428 is the only copy of the *Mercury* in possession of the Office.

During the last year of the *Mercury* the Author seems to have obtained his Foreign News from other papers, or from Coffee Houses. From whence he derived his intelligence during the early existence of the paper, we know not.

In *Mercury* 566, 25 April to 2 May, 1716, there was the following notice of the discontinuance of the paper :—

The Company of the *Sun Fire Office* do speedily intend to present to each subscriber a Book in lieu of the *Weekly Mercury* for the remaining part of this Quarter and afterwards one quarterly. The reasons for so doing will be inserted in an introduction to the said Book.

HISTORICAL REGISTER.

Lowndes says : "Povey was the projector of *Sun Fire Office*, and of the publication of the *Historical Register*, the precursor of *Gentleman's Magazine*, *London Magazine*, and other Serials or Annuals."

In a letter to *Universal Magazine* in April, 1787, it was stated that one of the first Essays toward an Historical record of Diurnal Events, as well as of the debates in Parliament, was in 1716 in the publication of the *Historical Register* by a body of men, from whom few would have expected anything of the kind. In short the Editors of the *Historical Register* were Members of a Society associated about the above year for

the purpose of Insurance from Fire, which from its badge assumed the denomination of *Sun Fire Office*, and is still subsisting in a flourishing state. One of the managing Directors, if my information does not mislead me, was a man named Povey, who, by the way, was a great improver of that useful project, the penny post, and who died within my memory. Having a scheming head, a plausible tongue, and a ready pen, he prevailed on his fellow-members to undertake the above publication, foreign as it was to the nature of their institution.

Mr. Stewart says :—Mr. Povey, in order to bring the office into prominence, published quarterly a periodical called *The Historical Register*, which contained varied and interesting continental and home news, with tables of mortality, a chronological diary of births, marriages, deaths, removals, promotions, etc., that happened during the year, and a list of all the claims settled by the Company during each quarter.

No such list was ever given.

In a letter from Bookworm in *Newspaper Press*, 1 Dec., 1866, in which he gave particulars of No. 13 of *Historical Register*, he says, Povey—the Father of the *Historical Register*—knew the value of publicity.

These statements are not borne out by the facts recorded in the preceding History.

We have seen that the intention to change the *Mercury* into a Quarterly Book was announced on 2 May, 1716. No. 2 of the *Historical Register* was published speedily after 26 June, but we have no clue to the exact date of publication of No. 1. It contained the Register of Affairs for the first three months of the year.

The title of the work was :—

The
Historical Register,
containing an
Impartial Relation
of all
Transactions,
Foreign and Domestick,
published at the Expense of the *Sun Fire Office*.

It was printed by H. Meere in Black Fryers, and afterwards in the Old Baily near Ludgate until his death, in 1723; then by his Widow C. (Cassandra) till 1725, and then by different printers during the remainder of its existence.

It is said that 4,500 copies of No. 1 were printed.

Nos. 1 and 2 of vol. i. contained, as promised, Introductions, explanatory of the reasons why the character of the paper had been changed.

A few extracts will suffice.

The Company of the *Sun Fire Office* having resolved to give their Subscribers for the future a Quarterly Book instead of their weekly Newspaper think themselves obliged to declare their reasons for making this alteration. Their chief inducement was the request of many of their Subscribers, who represented to them that the great and still increasing number of newspapers that are published every day had spoiled the design of Weekly Intelligences and rendered them of little or no use or value; and that therefore they would do well to bethink themselves of some other method to oblige their Subscribers with such an account of all publick transactions as well Foreign as Domestick as might be of solid and lasting use to the Families of those that have insured in their Office. Upon which the Company taking this proposal into consideration and being convinced of the reasonableness of it resolved to comply with the desire of their Subscribers and after several deliberations on the matter came at length to a resolution of pursuing the proposed method of a Quarterly Book . . .

This Quarterly Book shall not, like the common newspapers, be crammed with the hopes or fears or surmises of parties, etc.

We pretend no longer to give our Subscribers a paper of news (false news for newspapers and lies are synonymous terms).

It remains to give some reason why the Company has resolved to take so long a time as from 3 months to 3 months for the publication of each Book. They took this resolution, being convinced by experience from Books of this nature that come out monthly, whose subsequent accounts frequently contradict the preceding, that a less time would not be sufficient to give an authentic account of affairs.

* * *

Besides, to make this Book still the more valuable, 'tis printed on a much better paper than any other of the like sort that has hitherto been published, so that our subscribers can have no colour to complain of the change.

With each number was published a Chronological Diary or Register.

Wheatley, *London Past and Present*, says that the Office gave the Register to save their Subscribers the expense of taking in a newspaper. Does not this remark rather apply to the *British Mercury*?

Under date 1720, Walford, *Cyclo.*, iii. 476, after giving copy of an advertisement dated 9 July, 1720, in which it was stated that a Book entitled the *Historical Register* was given to Subscribers, added—

In previous announcements the Company had referred to a paper called the *British Mercury*, which they appear to have changed for the new publication.

He further states that the Office had this year discontinued issuing Povey's paper, the *British Mercury*.

Walford does not seem to have been aware that the change was made in 1716, nor that Povey had no connection with the *Mercury*.

The *Historical Register* is well known to Antiquarians, and has long been considered an important authority for the history of the times, and is inseparably connected with the history of the *Sun Fire Office*.

In the year 1724, two volumes were published under the title of

The Historical Register,

containing an impartial relation of all transactions . . . that happened during the first seventeen months of the reign of King George (1714-1716).

London : Printed and sold by C. Meere, in the Old Baily.

It was stated that the work had been compiled by the same person as compiled the thirty-three Registers (*i.e.* to vol. ix., part I. inclusive) already published.

Timperley adds :—

With these introductory volumes the *Historical Register* forms a Chronicle of the Affairs of this and other Countries of Europe from the accession of the House of Hanover. The compilers, to use their own words, confine themselves to mere "matters of fact without making any descent thereon either of commendation or reprehension."

Hunt in his *History of 4th Estate*, only alludes to a publication called *Historical Register*, as publishing Debates from the accession of George I. till 1737, when it was taken up by Cave of the *Gentleman's Magazine*.

After the *Chronological Diary* was separately paged and had a separate title page, the notices thereon as to printer's name and at whose expense it was published, are not to be relied on.

The connection of the Office with the *Historical Register* ceased so far as responsibility was concerned (pecuniarily or otherwise) at Lady Day 17²⁰_{st}, but it appears that from the year 1726 to 1736, copies were allowed to be sold at the Office.

We may note, in passing that

Vol. ix. for 1724, was sold by, amongst others,

J. MacEuen, at Buchanan's Head, over against St. Clement's Church, in the Strand, *and at his shop in Edinburgh*.

James MacEuen in 1718 was "Stationer Burgess," of Edinburgh to whom the Town Council assigned the privilege of publishing the *Edinburgh Evening Courant*, "the said James being obliged before publication to give ane copy of his print to the Magistrates."

Vol. xi. for 1726, sold by . . . and D. Browne, without Temple Bar.

Daniel Browne was one of the Booksellers who contributed to the fund to publish the *Lexicon Technicum, or Historical English Dictionary of Arts and Sciences*, by John Harris, who died in September, 1719. He was one of the earliest Booksellers to publish a *Catalogue of Curious Books*, etc. His place of business was the Black Swan, without Temple Bar.

Timperley says, that about 1737 the work began to appear in monthly numbers. The change was probably a dying effort, as the volume for 1738 was, we believe, the last that appeared.

Vol. for 1737. The motto on title page was
 Quicquid agunt homines. Juv. Sat. I.

Chronological Diary no longer paged separately.
The character of the work was changed.
Printed in double columns it contained
Weekly Essays.

Ode for New Year, by Colley Cibber. Criticised by
Grub Street Journal.

Ode for New Year, published at Dublin.
Essays from other Journals,

and the work was almost entirely devoted to English affairs.

In the early part of the year the paper was published monthly, and was not paged consecutively.

Vol. for 1738, the last published.

Printed in double columns, chiefly English affairs and fictitious correspondence.

It is remarkable that in two cases in the *Historical Register Diary* it is mentioned that the Gentlemen whose deaths were recorded, were Directors of the *London Assurance Corporation*, yet it is never stated in connection with any who belonged to the *Sun* that they were Acting Members thereof.

Nor in the records of Fires in the various volumes is any allusion ever made to the fact that the property burnt was insured, although it is sometimes reported that the Firemen (or Watermen) of the *Sun Fire Office* attended.

In concluding this chapter we may notice that Timperley, under date 1724, in a List of Printing Houses in London, classed according to their supposed political principles, placed

M. Jenour, Giltspur Street, Printer of *Flying Post*, as well affected to King George.

whilst

C. (*i.e.* Cassandra) Meere, of Old Baily, printer of *Daily Post*, and *British Journal* was classed as a High Flyer.

By this designation we are to understand persons and papers who apparently sided with the Stuarts, and who were opposed to the Revolution of 1688 and William III.

Doubtless Hugh Meere, had he then been living, would have appeared in this class instead of his widow.

CHAPTER IV.

PROPOSALS, CONDITIONS, AND PRACTICE
of
FIRE INSURANCE.

NO evidence exists that any document of the character of prospectus, proposals or conditions of Insurance was ever issued by Dr. Barbon.

We have fully recorded all the information we possess respecting such documents published by the *Fire* or *Phœnix* Office and the *Friendly Society*. The Breviate of the latter appears to be the first attempt to formulate Rules, Regulations and Conditions.

The original proposals of the *Hand in Hand* together with the provisions of their Deed of Settlement, embrace some of the ordinary Conditions of Insurance.

The Deed of Settlement of the Fire Insurance Branch of the *Charitable Corporation*, designated by Walford, the *Lombard House* Office, contains the Regulations and Conditions on which the business was to be conducted. These are more elaborate than those in the Breviate of the *Friendly Society*.

The proposals above referred to, as also those of Offices established between 1714 and 1730, have been noticed under the headings of the respective Companies.

That the *Exchange House* Fire Office had issued proposals we learn from the Salvage Corps Scheme of Povey (see p. 265), but we have no knowledge of the nature thereof, though we suspect that they were somewhat similar to those adopted by the *Company of London Insurers* in 1710.

Walford, says (*Cyclo.*, iii. 407)—

"In the early days of Fire Insurance, and indeed up to about the commencement of the present century, the conditions on which the business was conducted were not printed on the policy, but were embodied in the 'proposals' which were from time to time issued by the Office, and ~~and~~ ~~in~~ most respects to our modern

prospectus. Their contents were indeed rather in the shape of regulations than of conditions as the term is now understood, and this was indeed the fact; for conditions grew out of the necessities of the business. These 'proposals' were made part of the contract of Insurance by the insertion of some such words as these in the policy, that the proposer was insured in a certain sum 'according to the exact tenor of their printed proposals dated'

"A copy of these proposals was generally issued with the policy, and usually constituted a wrapper or envelope for the same."

The validity of conditions in such a form was settled in 1789, *Routledge v. Burrell—Sun (see Legal Decisions)*.

The *Company of London Insurers* having been set up in order to take over Povey's Scheme of 100 Offices in the Country, we are not surprised that they gave attention in the first instance to the framing of proposals for the Country.

Accordingly we find,—

1709. 7 Dec. *Proposals for the Country* to be ordered.

„ 15 Dec. Such proposals were considered.

17⁰⁹₁₀. 16 Jan. The Committee to draw up the proposals to be sent into the country for the settling of Offices in Great Britain.

No copy of such proposals is known to exist unless the "proposals" dated 30 August, 1710, hereafter given, can be those referred to.

Those dated 10 April, 1710, of which copy is presently given, must have been in preparation at the same time as the above mentioned, or they could not have been issued so promptly after the legal constitution of the *Company of London Insurers* alias the *Sun Fire Office*. They might have been and probably were based upon, if not copies of, the proposals of the *Exchange House Fire Office*.

The only reference to Country business in the proposals of 10 April, 1710, is in Article 6, and then only incidentally.

Walford says, that, prior to the *Charitable Corporation* or *Lombard House* promulgating its scheme in 1704, the Insurance of household goods and trading stock, was not practicable. It is stated that it then became possible, but that it was the *Sun*, in 1710, that made a feature of this branch of business, and systematically insured goods and merchandise.

The operations of the *Exchange House Fire Office* are entirely ignored.

We have already (p. 89) stated our views respecting the *Charitable Corporation*.

Under 1710, Walford says (*Cyclo.*, iii. 555)—

"The practice of Fire Insurance made a very considerable advance in some respects this year on the establishment of the *Sun* Fire. This Company undertook the Insurance of, in addition to houses, 'moveable goods,' 'merchandizes,' 'furniture,' and 'wares' throughout the kingdom, although at first not in London."

In this, Mr. Walford is in error, as the *Sun Fire Office* took over the business of the *Exchange House* Fire Office, which was limited to the Bills of Mortality, and its own operations did not extend beyond that range for some time.

"The Company did not at first grant any Insurance beyond 500*l.*, and distinct policies had to be taken out for the house and the furniture and the effects therein."

There was nothing to prevent two policies for 500*l.* each being issued for one risk, but no member was to have more than two policies.

"It adopted a remarkable feature in regard to its claims, clearly based upon that of the *Amicable Society for Lives*, viz., that at the end of each quarter the money in the Bank was to be divided among the claimants of the quarter in 'proportion to their respective losses not exceeding 500*l.* for each policy.' This appears to have been a retrograde movement, but it may have been deemed at the time more satisfactory than the schemes of the Mutual Contribution Associations of that period."

Whether or not Povey based his mode of paying claims on the *Traders' Exchange House* Office for Lives, upon the plan of the *Amicable Society for Lives*, we have no means of knowing; but as regards the *Sun* it is far more probable that it followed Povey's scheme than that of the *Amicable*. It should not be forgotten, either, that the *Sun* would probably make its conditions much in conformity with those of the Office whose business it took over, and that therefore its mode of paying claims was that adopted by the *Exchange House* Fire Office.

"There was another feature also openly stated in the 'proposals,' viz., that 5 per cent. was to be deducted from claims paid 'for defraying the charge and expenses of officers, and others employed to make inquiry how and by what means the fire happened, as is usual with other Fire Offices.'

We, with Walford, have failed to trace any such deduction by other Fire Companies,¹ though Povey "abated 3 per cent. for incidental charges as is mentioned in the proposals," when paying claims on the *Traders' Exchange House* Office for Lives.

¹ It might have been the practice of the other Offices, then existing, to make such deductions, though it was not expressly declared by them.

Most probably therefore, some deduction was made when claims on the *Exchange House* Fire Office were paid.

Walford expresses an opinion that the practice originated in Marine Insurances.

We doubt the accuracy of his statement that deductions were made "not only in the United Kingdom, but also in various parts of Europe, and in the American Colonies."

At this time there were only a few Feuer Cassen in Germany, and there were no Fire Offices in the American Colonies. As regards the United Kingdom we shall revert to the subject in a subsequent page.

Having given Mr. Walford's comments with our own remarks thereon, we now proceed to introduce the proposals themselves.

1710. 10 April. On this day proposals were set forth by the *Company of London Insurers* for insuring Houses, Moveable Goods, Merchandizes, Furniture and Wares from Loss and damage by Fire.

The only copy of proposals bearing this date of which we have any knowledge is in the British Museum, but it is not actually a copy of the first edition. On 4 July, it was ordered that proposals as now agreed upon were to be printed, showing that some alterations had been made. 3,000 of such altered form were required for Bristol.

The copy in British Museum, of which the following is a transcript, bears a Colophon date of 16 August, 1710.

Whilst therefore we have apparently a copy of the first proposals issued, we have actually only those which had undergone two or more revisions.

(Sun Emblem) From the Sun Fire Office,
April 10, 1710.

PROPOSALS¹

Set forth by the *Company of London Insurers* for insuring Houses, Moveable Goods, Merchandizes, Furniture and Wares from Loss and Damage by Fire.

Article 1. Every person within the Weekly Bills of Mortality of London who shall take out a policy signed by three or more of the Members of the Company of London Insurers, and seal'd with the Company's Common Seal, in form as is hereafter specified, paying 3s. 6d. for the same, whereof 1s. is the Stamp Duty, and the half-crown for the first quarter, shall be entitled to the benefit of having his or her loss and damage by fire, whether in his or her house or moveable Goods, Merchandise, Wares, Furniture, etc. under one roof, repaired and made good to him or her by the said Company according to the following Articles, continuing to pay only 2s. 6d. per quarter.

Article 2. No person insured shall ever be liable to make any farther payment or allowance towards repairing the loss and damage of any sufferer.

¹ Brit. Mus. 816 m. 10.
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Article 3. Every person who shall thus take out a Policy, shall besides the benefit of insuring his or her House or moveable goods, etc., have three times a week without any farther charge or expence left at his or her house a printed newspaper, called the *British Mercury*, containing all Foreign and Domestick News, an account of rising and falling of publick Stocks, payments at the Exchequer, Course of the Exchange, Port Letters, price Courant of several Commodities, with whatever else shall be thought proper to entertain the publick.

Article 4. Every one that would insure both his or her House and Goods, etc. must take out two distinct policies, and because two newspapers to some persons would be superfluous, one of them shall be duly left at any Friend's house he or she shall name.

Article 5. These proposals do extend to insure all Merchandizes, Wares, Household Goods, Furniture, etc., excepting Money, Plate, Jewels, Pictures, China Wares, Tallies and Writings.

Article 6. Towards raising a sufficient Fund for making good all sufferers' Loss and damage by Fire, is. shall be reserved out of every Quarteridge, which shall be received both in London and in any part of Great Britain, which in the whole will amount to a very considerable sum, much more than sufficient according to an accurate computation to make good each sufferer's whole Loss and damage.

Article 7. For the farther encouragement of all persons, there are now actually taken into the service of the said Company thirty lusty honest able bodied Firemen, who are cloathed in blue Liveries with silver Badges with the Sun mark upon their arms, who will be always at hand to assist in quenching Fires and removing Goods whenever any one shall have the misfortune to have his house on fire, who shall demand nothing for their pains of any person insured, but what they shall voluntarily give them according to their deserts. And that the houses of those persons insured may be known by the said Firemen the mark of the Sun shall be fixed upon their houses gratis.

Article 8. The true intent and meaning of these proposals is that all the money reserved in Bank according to the 6th Article shall be equally divided within 10 days after every Quarter day, among the Sufferers in proportion to their respective Losses not exceeding 500/. each policy, and where no fire happens then the whole sum to be lodged in the Bank of England till the next fire. And that every Sufferer may be sure to have the whole sum reserved in Bank, he or she may peruse the Policy Book kept at the Office where the number of policies delivered out will appear, and consequently the sum reserved in Bank for payment of claims.

Article 9. As soon as any person insured shall have his or her house or goods damaged by Fire, he or she is to give notice to the Company's Clerk at their Office and within 10 days after every Quarter day there will be a General Court there, when all Claims and Losses by fire will be always faithfully paid according to the tenor of these proposals.

Article 10. When any Sufferer receive his or her claim, 5 per cent. shall be deducted out of it for defraying the charges and expences of Officers and others employed to make inquiry how and by what means the fire happened, as is usual in other Fire Offices.

Article 11. Every Sufferer must make out his or her Loss and damage upon Oath before a Judge or Master in Chancery, in the presence of the Clerk of the Company within 10 days after the fire, and carry that Affidavit to the Minister or Churchwardens of the parish in which the Fire broke out, and some other eminent Housekeepers in the said parish, especially such as live near the place where the fire began but have themselves sustained no damage thereby, and are best acquainted with the person, reputation and circumstances of the said Sufferer, who shall sign a certificate that they do know or believe nothing to the

contrary, but that the Sufferer has really and by misfortune lost by fire the sum mentioned in his or her Affidavit, upon producing which to the Company he or she shall receive his or her claim. But if there appears any fraud or perjury in such Sufferer he or she shall be excluded from any right or Interest in these proposals.

Article 12. If any person insured removes his or her habitation he or she must give notice, and have his or her policy changed at the Office paying the Stamp Duty only.

Article 13. Every person insured shall pay his or her Quarteridge within 10 days after every Quarter day upon forfeiture of his or her policy, and the Sun Mark which the Company shall have free liberty to take down.

Article 14. When any person pays his or her Quarteridge, a printed receipt will be given for the same signed by two or more of the *Company of London Insurers*.

Article 15. Every person insured may relinquish at pleasure, and if he or she dies the interest in his or her policy shall continue to his or her Executor or Administrator so long as they continue to pay their Quarteridge.

Article 16. Any person desiring to insure either his or her house or moveable goods without having the *British Mercury* shall pay but 3s. for his or her policy and first Quarter, and be entitled to all the other benefits above mentioned continuing to pay 2s. per Quarter.

Then follows

Form of Policy

for which see *Policies*.

The names of the Members of the Company are to be seen at their Office, now kept at St. Paul's Coffee House, at the West End of St. Paul's, August 16, 1710.

Walford, having given Article 1 of above, said that he did not give details for the reason which next appears. He then says:—

1710. On 30 August, the amended or settled proposals of the Company were issued. Those just quoted had confined the operations of the Company to the Weekly Bills of Mortality. The new proposals took a much wider range, in fact changed the scene of operations altogether, for they now proposed to insure "in any place within Great Britain out of the Cities of London and Westminster and the Liberties thereof." This alteration was no doubt the result of arrangement with some of the then existing Offices, with a view to avoid competition.

The proposals of 30 August were evidently intended for use by Country Agents, whilst those of April were for Insurances effected at the Head Office. There was no substitution of the second set for the first, and as regards the remark that the alteration was an arrangement to avoid competition, the *Company of London Insurers* was the only Office insuring throughout Great Britain, and (with the exception of the *Charitable Corporation* or *Lombard House* Office, if it existed) was the only Office which insured Goods.

The proposals of 30 August, 1710, are as follows:—

(Sun Emblem)

From the Sun Fire Office,
30 August, 1710.PROPOSALS¹

Set forth by

The Company of London Insurers

for

Insuring Houses, Moveable Goods, Merchandises, Furniture and Wares, from Loss and Damage by Fire in any place within Great Britain, out of the Cities of London and Westminster and the Liberties thereof.

Article I.—Every person in any place of Great Britain who shall take from the Company's Agent a policy sign'd by three or more of the Members of the *Company of London Insurers* and seal'd with the Company's Common Seal in form as is hereafter specified, paying Four Shillings for the same, whereof One Shilling is the Stamp Duty and 3s. for the first quarter, shall be entitled to the benefit of having his or her loss and damage by fire, whether in his or her house, moveable Goods, Merchandize, Wares, Furniture, etc., repaired and made good to him or her by the said Company, according to the following Articles, continuing to pay only 3s. per quarter.

Article II.—No person insured shall ever be liable to make any further payment or allowance towards repairing the loss and damage of any sufferer.

Article III.—Every person who shall thus take out a Policy, shall, besides the benefit of insuring his or her House or moveable goods, have left at his or her friend or correspondent's house in London within the Weekly Bills of Mortality the printed newspaper called the *British Mercury*, published three times a week, containing all Foreign and Domestic news, an account of rising and falling of public Stocks, payments at the Exchequer, Course of the Exchange, Port Letters, price Courant of merchandizes, corn, hops, coals, and other Commodities (as they are then sold in London), with whatever else shall be thought proper to entertain the publick.

Article IV.—Every person insured shall have the mark of the SUN fixt upon his house gratis.

Article V.—Every one that would insure both his or her House and Goods, etc., must take out distinct policies, which shall extend only to what belongs to one tenement; and he or she shall be intitl'd to a newspaper for each policy.

Article VI.—These proposals do extend to insure all Merchandizes, Wares, Household Goods, Furniture, etc., excepting Money, Plate, Jewels, Pictures, China Wares, Tallies and Writings.

Article VII.—Towards raising a sufficient Fund for making good all sufferers' Loss and damage by Fire, one shilling shall be reserv'd out of every Quarteridge which shall be receiv'd both in London and other cities and towns of Great Britain, which in the whole will amount to a very considerable sum—much more than sufficient, according to an accurate computation, to make good each sufferer's whole Loss and damage.

Article VIII.—The true intent and meaning of these Proposals is, that all the money reserved in Bank, according to the last preceding Article, shall be equally divided within 10 days after each Quarter-day among the Sufferers, in proportion to their respective Losses, not exceeding 500l. for each policy; and when no fire happens, then the whole sum to be lodg'd in the Bank of England till the next fire. And that every Sufferer may be sure to have the whole sum reserv'd in

¹ Brit. Mus., $\frac{816 \text{ m. } 10}{84}$

Bank, he or she, or any one by his or her order, may peruse the Policy-Book kept at the Company's office, London, where the Number of policies deliver'd out will appear, and consequently the sum reserv'd in Bank for payment of claims.

Article IX.—As soon as any person insured shall have his or her house or goods damaged by Fire, he or she is to give notice to the Company's Agent, from whom they had their policy. And within 10 days after every Quarter-day there will be a General Court held at the Company's office in London, where all Claims and Losses by fire will be always faithfully paid to the sufferer, or his lawful attorney, according to the tenor of these proposals.

Article X.—When any Sufferer receives his or her claim 5 per cent. shall be deducted out of it for defraying the charge and expences of Officers and others employed to make enquiry how and by what means the fire happen'd as is usual in other Fire Offices.

Article XI.—Every Sufferer must make out his or her Loss and damage upon Oath before a Mayor or Chief Magistrate of the next adjoining town, in presence of the Company's Agent, within 10 days after the fire, and carry that Affidavit to the Minister or Churchwardens of the parish in which the Fire broke out, and some other eminent Housekeepers of the said parish, especially such as live near the place where the fire began, but have themselves sustained no damage thereby, and are best acquainted with the person, reputation, and circumstances of the said Sufferer, who shall sign a certificate that they do know or believe nothing to the contrary but that the Sufferer has really and by misfortune lost by fire the sum mentioned in his Affidavit; upon sending up which Affidavit and certificate to the Company, he or she shall receive his or her claim; but if there appears any fraud or perjury in such Sufferer, he or she shall be excluded from any right or interest in these proposals.

Article XII.—If any person insured removes his or her habitation, he or she must give notice, and have his or her policy changed by the Company's Agent, paying the Stamp Duty only.

Article XIII.—Every person insured shall pay his or her Quarteridge to the Company's Agent within 10 days after every Quarter-day, upon forfeiture of his or her policy, and the Sun Mark, which the said Agent shall have free liberty to take down.

Article XIV.—When any person pays his or her Quarteridge, a printed receipt will be given for the same, sign'd by the Company's Agent.

Article XV.—Every person insured may relinquish at pleasure, and if he or she dies, the interest in his or her policy shall continue to his or her Executor or Administrator so long as they continue to pay their Quarteridge.

Article XVI.—Any person desiring to insure either his or her house or moveable goods without having the *British Mercury* shall pay but 3s. 6d. for his or her policy and first Quarter, and be intitled to all the other benefits above mentioned, continuing to pay 2s. 6d. per quarter.

Then follows the Form of Policy for use in the Country.

The names of the twenty-four Members of the Company are to be seen at their Agent's house, Mr. — in — where the Policies may be taken, and the Quarteridges paid.

It will be observed that Country Insurances were to be charged an extra rate.

These proposals for the Country must have been soon abandoned for no further mention appears of them.

In the following October 1,500 *French Proposals* were ordered to be printed. No copy is extant.

The Company was determined to push for business. In the same October proposals framed or on pasteboard were to be hung in Public Houses and the Royal Exchange.

And in November

150 proposals with *British Mercury* were sent to the Lords.

600 " " " Commons.

17 $\frac{1}{2}$ 500 proposals dated as those corrected to be printed in half-sheets, the date afterwards fixed as 26 March, 1711. No copy existing.

1711. 19 July. Many Quakers being willing to be insured in our Office having desired the Company's explanation upon the Oath mentioned in our proposals, it is ordered that an advertisement shall be given to declare that their affirmation shall be received instead of an Oath as directed by Act of Parliament.

Advertisement, *British Mercury*, No. 207.

Whereas the Company has been informed that several persons calling themselves Quakers, willing to be insured in this Office, are prevented by thinking our proposals obliges them in case of a fire to take the Oath before a Judge, the Company declares that their Affirmation shall be received instead of an Oath as directed by Act of Parliament.

In August 40,000 proposals were to be printed on $\frac{1}{4}$ -sheet paper as they are corrected and in character of the *British Mercury*. No copy extant.

So large a distribution of proposals does not appear to have produced much result.

British Mercury, No. 376, contains a revised set of proposals dated 4 July, 1712, from which we learn that the *British Mercury* was no longer designated a *newspaper*, and that it was only published once a week.

Already there had been at least five revisions of the proposals, and for several years afterwards they appear to have been corrected annually, and even sometimes quarterly. The alterations were frequently only of a very trivial character, but they were evidence of the care bestowed upon them by the Acting Members.

When the *Historical Register* was started a copy of the proposals of the Office seems to have been issued with each number, and occasionally the subscribers had them bound up with the year's volume. The practice seems to have continued to the year 1730 if not longer.

The dates given on the forms inserted in the *Register* generally indicated that such proposals were in force at that date—not that they were then adopted. The numbers of policies quoted indicated the last number issued on the day mentioned.

We are enabled to give from *Historical Register*, No. 4, a copy of the proposals dated 5 Nov., 1716.

(Sun Emblem). Nov. 5, 1716.

~~No~~ of Policy, 7650 Dec. 19, 1716.

PROPOSALS

Set forth by the Company of the Sun Fire-Office, in Threadneedle Street, behind the Royal Exchange, London, for Insuring Houses, moveable Goods, Merchandise, Furniture, and Wares, from Loss and Damage by FIRE, in any Part of Great Britain.

Art. I. ALL such Persons as shall take out Policies, sign'd by three or more of the Members of the Company of the *Sun Fire-Office*, and seal'd with their common Seal, paying the Stamp Duty for the said Policy, and 2s. 6d. for the first Quarter, shall be entitled to the Benefit of having his or her Loss and Damage by Fire, whether in his or her House, or moveable Goods, Merchandise, Wares, and Furniture, under one Roof, repair'd and made good to him or her by the said Company, according to the following Articles.

Art. II. Every Person who shall thus take out a Policy, continuing to pay only 2s. 6d. per Quarter, shall, besides the Benefit of insuring his or her House, or moveable Goods, have, once in every Quarter, without any farther Charge or Expence, left at his or her House, a printed Book call'd *The Historical Register*, etc., provided he or she live within any of the Walks or Divisions belonging to the Company. Any Person not living within the Limits aforesaid, may have the said Book left at any Friend's House within any of the said Walks.

Art. III. Every one that would insure both his or her House and Goods, must take out two distinct Policies.

Art. IV. These Proposals do extend to insure all Merchandise, Wares, Household-Goods, Utensils, Implements in Trade, and Furniture, *except* Plate, Jewels, Pictures, Glass, and China-Wares, not in Stock; and *except* Money, Tallies, Books of Accompts, Bills, Notes, Writings, Wainscot, Hearths, and Chimny-pieces.

Art. V. For the farther Encouragement of all Persons, there are actually employ'd in the Service of the said Company, thirty lusty, able-body'd Firemen, who are cloth'd in blue Liveries, and have Silver Badges with the Sun-Mark upon their Arms, who are always ready to assist in quenching Fires, and removing Goods, whenever any one shall have the Misfortune to have his or her House on Fire. The said Fire-men have given Bonds to the Company, for their Fidelity; and shall demand nothing for their Pains, of any Person insur'd, but what they shall voluntarily give them according to their Deserts. And that the Houses of those Persons insur'd, may be known by the said Fire-men, the Mark of the Sun shall be fix'd upon their Houses.

Art. VI. Towards raising a sufficient Fund for making good all Sufferers Losses, and Damages by Fire, one Shilling shall be reserv'd out of every Quarteridge which shall be receiv'd.

Art. VII. Whereas Persons insured in *other Offices*, are by Agreement oblig'd to pay and contribute towards such Losses as from Time to Time shall happen; *No Person insur'd in this Office* shall ever be liable to any *farther Payment or Contribution* towards making good any Sufferer's Loss or Damage.

Art. VIII. The true Intent and Meaning of these Proposals, is, That all the Money reserv'd, according to the VIth Article, shall be equally divided among the Sufferers, within fifteen Days after every Quarter-Day, in Proportion to their respective Losses, not exceeding 500/. for each Policy.

Art. IX. Within fifteen Days after every Quarter-Day, there will be a General Court held at the said Office, when all Claims will be adjusted, according to the Tenor of these Proposals.

Art. X. When any Sufferer receives a Claim, $3l. per Cent.$ shall be deducted out of it, for defraying Charges ; which is less than other Fire-Offices deduct.

Art. XI. Every Sufferer must make out his or her Loss and Damage, by giving Notice thereof, as soon as may be, to the Clerk of the Company ; and upon bringing in a particular Account of such Loss and Damage, and making Oath before a Judge, or Master in Chancery, in the Presence of two Members of the Committee, in case the same happens to be within the Weekly Bills of Mortality, (otherwise before a Justice of the Peace, or such other Person as shall be impower'd to take Affidavits in the Country) within fifteen Days after such Fire. The Minister and Church-Wardens of the Parish where the Fire happen'd, or for want of such, the Justice, or other Head Officer or Officers, together with some other eminent House-keepers of such Parish or Place, who are best acquainted with the Person, Reputation, and Circumstances of the said Sufferer, shall sign a Certificate, that they do know or believe nothing to the contrary, but that the Sufferer has really, and by Misfortune, lost by such Fire, the Sum mention'd in his or her Affidavit ; upon producing which, he or she shall receive his or her Claim. But if there appears any Fraud or Perjury in such Sufferer, he or she shall be excluded from any Right or Interest in these Proposals.

Art. XII. If any Person insur'd, removes his or her Habitation, he or she must give Notice thereof to the Office, and have their Policy indors'd at the Office *gratis*.

Art. XIII. Every Person insur'd, shall pay his or her Quarteridge within fifteen Days after every Quarter-Day, upon Forfeiture of the Benefit of his or her Policy.

Art. XIV. When any Person pays his or her Quarteridge, a printed Receipt will be given for the same, sign'd by two Members of the said Company.

Art. XV. When any Person insur'd, dies, the Interest in his or her Policy shall continue to his or her Executor or Administrator, paying their Quarteridges.

Art. XVI. Any Person desiring to insure either his or her House or moveable Goods, without having *The Historical Register*, shall pay the Stamp-Duty for their Policy, and be entitled to all the other Benefits above-mentioned, paying only $2s. per Quarter.$

The Names of the Company are to be seen at their Office.

1719. 27 May.

Ordered the Clerks make enquiry of all persons that take Policies out of this Office, whether they are insured in any other Office or not, and if they are to grant none in this.

In 1720, 14 Oct., on a revision of the proposals, an alteration was made in the amount reserved out of the Quarteridges for the payment of claims.

Art. IX. Towards raising a sufficient Fund for making good all Sufferer's Losses and Damages by Fire, one moiety shall be reserved out of every Quarteridge which shall be received, and no Dividend shall be made of the remaining moiety till 15 Days after every Christmas and Midsummer Day, and all Losses on the Office first satisfied and discharged.

Hitherto the premiums had been payable quarterly—now attempts were made to require them to be paid annually.

N.B. on Renewal Receipt, July 1720.

Those that are willing to save themselves or correspondents trouble may pay a year or more beforehand.

This did not seem to have much effect, for in 1723 we find that the adoption of half-yearly for quarterly payments was considered. The

alteration was not completed until November, 1726, when it was resolved that there should be only yearly payments in future—Quarterly payments were a trouble.

All reference in the proposals to the *Historical Register* ceased in the year 1721.

In 1723 Insurances in other Offices were for the first time agreed to to be recognized, if the particulars were endorsed on the back of the policy, in which case this Office will pay their equal average on any loss or damage.

In the proposals of 14 Oct., 1726 is the first reference to any Fund or Capital besides the Fire Fund reserved from the Quarteridges. It was then stated that it had been determined to raise by contribution from all Proprietors a Fund or Stock of 48,000*l.* or 20*l.* per Share.

Marshall says that in 1726 the *Sun*, in imitation of the *London Assurance* excepted "Rebellion," but in 1727 added "Civil Commotion." Although we have not any copy of the proposals of the *London* dated 1726, we have of the *Royal Exchange*, and probably those of each Office were the same. The condition of the *Royal Exchange* was "No Loss or Damage by Fire happening by any Invasion, Foreign Enemy or any Military or usurped power whatsoever, to be made good." Park also says that the *Sun* adopted the clause used by the *London*, without the words "Civil Commotion," in 1726, and added those words in 1727.

We do not trace any action of the *Sun* in the matter in the year 1726. In the year 1727 there was an entire remodelling of the proposals.

(Sun Emblem.)

July 8, 1727.

PROPOSALS¹

From the Sun Fire Office, near the Royal Exchange, for insuring Houses and other Buildings, Goods, Wares, and Merchandise from Loss and Damage by Fire.

WHEREAS the insuring from loss or damage by fire tends to the safety of property in general, and to the preservation of many families in particular, who otherwise might be exposed to poverty and ruin : And whereas the extending so laudable an undertaking (that every part of the nation might have the benefit thereof) was in great measure owing to this Society, they being the first that attempted the insurances of goods and that on houses beyond the limits of the Bills of Mortality : And whereas the security of this Office was at first so well concerted, as to enable ever since the most punctual discharge of all demands on the same ; therefore the publick have continued a suitable encouragement thereto : But as the insurances are now very much increased and enlarged, the security has also received so considerable an addition as to make the same unquestionable.

Insurances may be made on the following terms and conditions.

¹ Brit. Mus., $\frac{816 \text{ m. } 10}{85}$.

Article I.—All policies shall be signed by three or more trustees or acting members and seal'd with the seal of the Sun. By which policies may be insured houses and other buildings, household furniture, goods, wares, merchandize, and utensils and implements in trade, being the property of the persons insuring, except glass and *china* wares not in trade, and all manner of writings, books of accompts, bills, bonds, tallies, ready money, jewels, plate, pictures and gunpowder ; and also except all wearing apparel, hay, straw, and all manner of fodder and corn unthrash'd, unless the same be particularly valued and expressed in the policy.

Article II.—Houses and other buildings, goods and merchandise, etc. (except as aforesaid), in trust or on commission, may be insured, though not the property of the person insuring, provided the same are declared in the policy to be in trust or on commission, but not otherwise.

Article III.— All persons on bespeaking policies are to deposit 7s. 6d. for the stamp duty and mark ; and to prevent frauds and disputes, no insurance is to take place till the policy is in the actual possession of the insured, or his or her agent.

Article IV.—The rates for insurance may be seen in the following table. Under the head of *Common Insurances* are to be understood any buildings cover'd with slate, tile, or lead, and having the front, rear, and side walls of brick or stone ; and wherein none of the hazardous goods or trades hereafter specify'd are deposited or carry'd on. Under that of *Hazardous Insurances* are to be understood timber and plaster buildings, and goods and merchandise therein, not hazardous, or brick or stone buildings wherein hazardous goods or trades are deposited or carry'd on. Under that of *Doubly Hazardous* are to be understood all thatch'd buildings, all timber or plaster buildings wherein hazardous goods or trades are deposited or carry'd on, and also the following trades and buildings, as sugar bakers and distillers in brick or stone buildings, any *china*, glass, or earthenwares, houses on *London Bridge*, and all mills. The hazardous trades and goods are apothecaries, chymists, bread and biscuit-bakers, ship and tallow-chandlers, stable keepers, inn-holders, and malt-houses ; hemp, flax, tallow, pitch, tar, and turpentine, hay, straw, and fodder of all kinds, and corn unthrash'd.

THE TABLE OF ANNUAL PREMIUMS TO BE PAID FOR INSURANCES.

Sums Insured.	Common Insurances.	Hazardous Insurances.	Doubly Hazardous Insurances.
From 300 <i>l.</i> to 1000 <i>l.</i>	At 2 <i>s.</i> per Cent.	At 3 <i>s.</i> per Cent.	At 5 <i>s.</i> per Cent.
From 1000 <i>l.</i> to 2000 <i>l.</i>	At 2 <i>s.</i> 6 <i>d.</i> per Cent.	At 4 <i>s.</i> per Cent.	At 7 <i>s.</i> 6 <i>d.</i> per Cent.
From 2000 <i>l.</i> to 3000 <i>l.</i>	At 3 <i>s.</i> 6 <i>d.</i> per Cent.	At 5 <i>s.</i> per Cent.	

If insurances are desired for any larger sums than are specify'd in the Table, or any other insurance more than ordinarily hazardous, by reason of the trade nature of the goods, narrowness of the place, or other dangerous circumstances, a special agreement is to be made for the same.

Article V.—Any number of houses or out-houses, or goods therein, may be insured in one policy, provided the sum insured on each is particularly mentioned, and that the whole sum does not exceed the greatest sum specify'd in the Table, under the respective heads of insurances, and in all insurances the præmium is to be paid for every hundred pounds.

Article VI.—To prevent frauds, persons insured by this Office shall receive no benefit from their policies if the same houses or goods, etc., are insured in any other office, unless such insurance be specify'd and allow'd by an indorsement on the back of the policy, in which case this office will pay their equal average on any loss or damage.

Article VII.—No loss or damage by fire happening by any invasion, foreign enemy, civil commotion,¹ or any military or usurped power whatsoever, is to be made good.

Article VIII.—Persons insured, removing their habitations, or their goods and merchandize insur'd, may preserve the benefit of their policies, if the nature and circumstance of such policy is not altered ; but such insurance will be of no force till such removal or alteration is allowed by indorsement on the policy.

Article IX.—And for preventing frauds or any imposition upon the said office, if any person or persons shall insure his, her, or their houses, goods, wares or merchandizes, etc., under any other rate or circumstance of insurance than what is agreeable to the true intent, and meaning of these proposals, such insurance shall be of no force, nor the person insuring receive any benefit by such policy in case of any loss or damage.

Article X.—All persons insuring shall, upon their taking out a policy, pay the præmium to the next quarter-day, and from thence for one year more, and so long as the managers of the said office for the time being shall agree to accept the same, shall make all the future payments annually at the said office within 15 days after the day limited by their respective policies for the payment thereof, upon forfeiture of the benefit of their policies.

Article XI.—Persons insured, sustaining any loss or damage by fire, are forthwith to give notice thereof at the office, and as soon as possible afterwards deliver in as particular an account of their loss and damage as the nature of the case will admit of, and make proof of the same by the oath or affirmation of themselves, their domestics or servants, according to the form practis'd in the said office, or by their book of accounts, or other proper vouchers, as shall be required, and procure a certificate under the hands of the minister and churchwardens, together with some other reputable inhabitants of the parish not concern'd in such loss, importing : that they are well acquainted with the character and circumstances of the sufferer or sufferers, and do know or verily believe that he, she, or they have really and by misfortune, without any fraud or evil practice, sustained by such fire the loss and damage to the value therein mentioned. And in case any difference arise between the Office and the insured touching any loss or damage, such difference shall be submitted to the judgment and determination of arbitrators indifferently chosen, whose award in writing shall be conclusive and binding to all parties. And when any loss or damage is settled and adjusted, the sufferer or sufferers are to receive immediate satisfaction for the same, deducting only the usual allowance of 3*s.* per cent. But if there appear any fraud or perjury, such sufferers shall be excluded from all benefit by their policies.

N.B.—In adjusting losses on houses, no wainscot nor any sculpture or carving work is to be valued at more than 3*s.* per yard.

Article XII.—For a stock and fund for discharging all sufferers' losses and damages by fire, one moiety shall be reserved out of every præmium which shall be received, and over and above which every proprietor of the said office, according to his or her respective share and interest therein, are and shall be liable to make good the 48,000*l.* agreed to be rais'd, according to the resolutions of the General Meeting of the 9th of June, 1726.

N.B.—For the farther encouragement of persons insuring, there are provided several fire engines, and there are also employ'd in the service of the said office (within the Bills of Mortality) thirty able-body'd firemen cloath'd in blue liveries, having silver badges with the *Sun* mark upon their arms, and twenty able porters likewise, wearing silver badges with the *Sun* mark, who are always ready to assist in quenching fires and removing goods, having given bonds for their fidelity : And also all cities and great towns may receive assistance and encouragement for purchasing of engines and proper machines for putting out fires, upon application to the said office, agreeable

¹ "Riot" was added in the year 1831.

to the number of insurances made by this office in such respective cities or great towns.

 For the ease and convenience of the inhabitants of the City of Westminster and places adjacent, this Society has open'd an office in Craigg's Court, Charing Cross.

The names of the acting members are to be seen at the offices aforesaid, where daily attendance is given.

Walford remarks that by this time the name of *Sun Fire Office* was adopted officially.

The proposals of 1710 were those of the *Company of London Insurers* dated from the *Sun Fire Office*. Those of 1712 were those of the *Sun Fire Office*, the title of *Company of London Insurers* having by that time been dropped from published papers.—See new series of *British Mercury*, p. 309.

It would seem from Article IV. of the foregoing proposals, that the *Sun* was prepared to insure for any amount by Special Agreement, and we know that gradually the Office did undertake Insurances for very considerable sums. Povey alludes to this in his *Secret History*, when he says that many policies bring in 5*l.* 10*l.* 15*l.* 20*l.* 25*l.* and 30*l.* per annum. One pays 6*l.* per annum for 2 policies.

In 1729 the question of Insurance of Merchandise by Floating Policies was raised. The *Sun* disapproved thereof.

In the proposals of 5 April, 1737, it was stated that Insurance could be effected for more years than one—6*d.* in the *l.* per annum, for every year except the first would be allowed.—Example 7 years 1,000*l.*, 7*l.* premium becomes 5*l.* 19*s.* and in proportion for other sums and years.

Walford, *Cyclo.*, iii. 488, when commenting on the regulations of the *Minerva Universal Insurance Company*, 1797, calls the above-mentioned rule regarding long term policies a novelty introduced by the *Minerva*.

In the proposals of 1741 the Fund of the Office was stated as 72,000*l.*, and in those of 1752 it was stated as 100,000*l.* as explained at p. 289.

Revised issues of the proposals continued to be numerous, but not so frequent as in earlier years. It would be tedious and not answer any good purpose to indicate the alterations in each issue. It is, we consider, sufficient to give a set of proposals occasionally, so that the changes in a series of years may be more distinctly noted.

It may however be interesting to state that the Office possesses in one way or other a copy of nearly every set of proposals, which has been issued to the present time.

1763. By 4 Geo. III. c. 14, there was enacted the following important provision :

X.—And for the better preventing mischiefs that may happen by fire, and to deter and binder ill-minded persons from wilfully setting their house or houses, or other

buildings, on fire, with a view of gaining to themselves the insurance money, whereby the lives and fortunes of many families are lost ; Be it further enacted, . . . That it shall and may be lawful to and for the respective governors or directors of the several insurance offices within the Cities of London and Westminster for insuring houses and other buildings against loss by fire, and they are hereby authorized and required, upon the application and request of any person or persons interested in or entitled unto any house or houses or other buildings, within the limits by this Act prescribed, which hereafter shall or may be burned down, demolished, or damnified by fire ; or upon any grounds of suspicion that the owner or owners, occupier or occupiers, or other person or persons who shall have insured such house or houses or other buildings, have been guilty of fraud, or of wilfully setting their house or houses or other buildings on fire ; to cause the insurance money to be laid out and expended, as far as the same will go, towards rebuilding, reinstating, or repairing such house or houses, or other buildings, so burnt down, demolished, or damnified by fire ; unless the party or parties claiming such insurance money shall, within 60 days next after such claim shall be adjusted, give a sufficient security to the governors or directors where such house or houses or other buildings are insured, that the same insurance money shall be so laid out and expended as aforesaid : or unless the said insurance money shall be in that time settled and disposed of to and amongst all the contending parties, to the satisfaction and approbation of such governors or directors of such insurance offices respectively.

The same directions to cause the insurance money to be laid out and expended, etc., were embodied in the succeeding Act, 14 Geo. III. c. 78.

The *Fire Office*, the *Friendly Society*, and the *Hand in Hand* each reserved power to rebuild or repair houses burnt or damaged by fire.

The *Royal Exchange* and *London Assurance* in their earliest proposals stated that sufferers should "either be paid in money, or the houses, buildings, and goods lost or damaged by fire shall be rebuilt, repair'd or replac'd, and put into as good a condition as they were in when the fire happen'd, at the option of the Corporation."

The *Sun*, we believe, always held that they had power to reinstate burnt or damaged property, and exercised it, though they do not appear to have introduced any clause into their proposals with reference thereto until 5 July, 1827, when the reservation of the right of reinstatement was embodied in a separate paragraph after the Articles, and afterwards inserted in the 10th Article.

(Sun Emblem.)

November 1st, 1794.

PROPOSALS

From the SUN FIRE-OFFICE in Cornhill, near the Royal-Exchange, For Insuring Houses, and other Buildings, Goods, Wares, and Merchandise, and Ships in Harbour, in Dock, or Building, and Craft, from LOSS and Damage by FIRE.

WHEREAS the Insuring from Loss or Damage by Fire tends to the Safety of Property in general, and to the Preservation of many Families in particular, who otherwise might be exposed to Poverty and Ruin : And whereas the extending so laudable an Undertaking (that every Part of the Nation might have the Benefit thereof) was, in

great Measure, owing to this Society, they being the first that attempted the Insurance of Goods, and that of Houses beyond the Limits of the Bills of Mortality : And they have ever since punctually discharged all Claims on them ; therefore, the Public have continued a suitable Encouragement to this Office : And, in Order to render the Security unexceptionable, the Sum of ONE HUNDRED THOUSAND POUNDS is raised, to be a Fund for that purpose.

INSURANCES may be made on the following TERMS and CONDITIONS.

ARTICLE I.

ALL Policies shall be signed and sealed by Three or more Trustees or acting Members : By which Policies may be insured Houses and other Buildings, Ships, Household-Furniture, Printed Books, Goods, Wares, Merchandize, and Utensils and Implements in Trade, being the Property of the Persons insuring ; except all Manner of Writings, Books of Accompts, Bills, Bonds, Tallies, Ready Money, Jewels, and Gun-Powder.

ARTICLE II.

HOUSES, Buildings, and Goods in Trust, and Merchandize on Commission, (except as aforesaid,) may be insured, provided the same are declared in the Policy to be in Trust or on Commission, but not otherwise.

ARTICLE III.

ON Bespeaking Policies, all Persons are to make a Deposit for the Policy, Stamp-Duty, and Mark ; and shall pay the Premium to the next Quarter-Day, and from thence for one Year more at least, and shall, as long as the Managers agree to accept the same, make all future Payments annually at the said Office, within Fifteen Days after the Day limited by their respective Policies, upon Forfeiture of the Benefit thereof ; and no Insurance is to take place till the Premium be actually paid by the Insured, his, her, or their, Agent or Agents.

ARTICLE IV.

The Several Heads of Insurance.

I. COMMON INSURANCES are Buildings covered with Slate, Tile, or Lead, and built on all sides with Brick or Stone, and Goods and Merchandize therein, not hazardous, and where no hazardous Trades are carried on or hazardous Goods deposited.

II. HAZARDOUS INSURANCES are Timber or Plaster Buildings, and Goods and Merchandize therein, not hazardous ; also Thatched Barns, and Out-Houses (having no Chimnies, or adjoining to any Building having a Chimney) containing Farmer's Stock or Implements of Husbandry ; or Brick or Stone Buildings, wherein hazardous Goods or Trades are deposited or carried on ; such as Bread and Biscuit Bakers, Brewers, Carpenters, Chemists, Colour-Men, Coopers, Inn-Holders, Victuallers, Malt-Houses, Sail-Makers, Ship and Tallow Chandlers, Stable-Keepers, Hemp, Flax, Tallow, Pitch, Tar, Rosin, Turpentine, Hay, Straw, and all Manner of Fodder, and Corn unthrashed ; Apothecaries Stock, also Cotton, Sugar, Oil, and Spirituous Liquors, as Merchandize ; likewise all Shops and Warehouses which have German or metal Stoves with Pipes.

III. DOUBLY HAZARDOUS INSURANCES are all other Thatched Buildings, and Goods and Merchandize therein ; Timber or Plaster Buildings, wherein hazardous Goods or Trades are deposited or carried on ; also Salt-Petre, Sea-Biscuit Bakers, Oil Leather-Dressers, Tallow-Melters, Wax-Chandlers, Boat-Builders, China, Glass, or Earthen Wares.

ARTICLE V.

IF Insurances are desired for any larger Sums than are specified in the Table of annual Premiums, a special Agreement may be made for the same ; special Agreements may also be made for Mills, and Stock therein : Also for Mills or Buildings

containing any Kiln, Steam-Engine, Stove, or Oven, used in the Process of any Manufactory, or Stock therein, or for other Insurances more hazardous than those described in the II^d and III^d Heads of Insurances, (as Sugar-Bakers, Distillers, Varnish Makers, Chemists Laboratories ; Manufactories of any Commodity deemed hazardous, as Flax-dressers, Sail-Cloth-makers, Rope-Makers, Floor-Cloth-painters, Coach-makers, Musical-Instrument-makers, Umbrella-makers, and Refiners of Salt-Petre, Spermaceti, and Oil ; Cotton, Flax, and Lint Spinners, with all the Operations attending the manufacturing of those materials, from the raw State into Thread for the Weaver, or Such like), by Reason of the Nature of the Trade, the Narrowness of the Place, or other dangerous Circumstances ; which special Hazard must be inserted in the Policy to render the same valid and in Force.

ARTICLE VI.

ANY number of Houses, Out-Houses, Household-Furniture, Printed Books, Prints, Stock in Trade, Goods in Trust or on Commission, or Wearing-Apparel, and Plate therein, may be insured in one Policy, provided the Sum insured on each is particularly mentioned.

ARTICLE VII.

To prevent Frauds, Persons insured by this Office shall receive no Benefit from their Policies, if the same Houses, or Goods, etc. are insured in any other Office, unless such Insurance be first specified and allowed by an Indorsement on the Back of the Policy, in which Case this Office will pay their ratable Proportion on any Loss or Damage ; and if any Person or Persons shall insure his, her, or their, Mills, Buildings, Manufactories, or Houses ; Utensils, Stock in Trade, Goods, Wares, or Merchandise ; and shall cause the same to be described otherwise than as they really are, so as the same be insured at a lower Premium than the special Hazards (under Article V.) may require, or at a lower Rate than proposed in the Table of Premiums, such Insurance shall be of no Force, nor shall the Person insuring receive any Benefit by such Policy, in Case of any Loss or Damage.

ARTICLE VIII.

No Loss or Damage to be Paid on Fire happening by any Invasion, Foreign Enemy, Civil Commotion, or any military or usurped Power whatever.

ARTICLE IX.

WHEN any Person dies, the Policy and Interest therein shall continue to the Heir, Executor, or Administrator, respectively, to whom the Right of the Premises insured shall belong ; provided, before any new Payment be made, such Heir, Executor, or Administrator, do procure his or her Right to be indorsed on the Policy, at the said Office, or the Premium be paid in the Name of the said Heir, Executor, or Administrator.

ARTICLE X.

PERSONS, changing their Habitations or Warehouses, may preserve the Benefit of their Policies, if the Nature and Circumstance of such Policy is not altered ; but such Insurance will be of no Force till such Removal or Alteration is allowed at the Office, by Indorsement on the Policy. Insurances on Buildings and Goods are deemed distinct and separate Risks ; so that the Premium on Goods is not advanced by Reason of any Insurance on the Building wherein the Goods are kept, nor the Premium on the Buildings by Reason of any Insurance on the Goods.

ARTICLE XI.

PERSONS Insured, sustaining any Loss or Damage by Fire, are forthwith to give Notice thereof at the Office, and as soon as possible afterwards deliver in as particular an Account of their Loss and Damage as the Nature of the Case will admit of, and make Proof of the same by their Oath or Affirmation, according to the Form practised

in the said Office, and by their Books of Accompts, or other proper Vouchers, as shall be reasonably required, and procure a Certificate under the hands of the Minister and Church-Wardens, together with some other reputable Inhabitants of the Parish, not concerned in such Loss, importing, That they are well acquainted with the Character and Circumstances of the Person or Persons insured, and do know or verily believe, that he, she, or they, really and by Misfortune, without any Fraud or evil Practice, have sustained, by such Fire, the Loss and Damage, as his, her, or their, Loss, to the Value therein-mentioned ; but, till such Affidavit and Certificate of such the Insured's Loss shall be made and produced, the Loss-Money shall not be payable. And, if there appear any Fraud or false Swearing, such Sufferers shall be excluded from all Benefit by their Policies. And, in Case any Difference arise between the Office and the Insured, touching any Loss or Damage, such Difference shall be submitted to the Judgement and Determination of Arbitrators indifferently chosen, whose Award, in Writing, shall be conclusive and binding to all Parties.

N.B. When any Loss is settled and adjusted, the Insured will receive immediate Satisfaction for the same without any Deduction or Discount, and are not liable to any Covenants or Calls for Contributions to make good Losses.

To encourage the Removal of Goods in Cases of Fire, this Office will allow the reasonable Charges attending the same, and make good the Sufferer's Loss, whether destroyed, lost, or damaged, by such Removal.

ARTICLE XII.

No Receipts are to be taken for any Premiums of Insurance, but such as are printed and issued from the Office, and witnessed by one of the Clerks or Agents of the Office.

The TABLE of ANNUAL PREMIUMS to be paid for INSURANCES.

Sums insured.	Common Insurances.	Hazardous Insurances.	Doubly hazardous Insurances.
Any Sum Not exceeding 100 <i>l.</i>	2 <i>s.</i> <i>per Annum.</i>	3 <i>s.</i> <i>per Annum.</i>	5 <i>s.</i> <i>per Annum.</i>
From 200 <i>l.</i> to 1000 <i>l.</i>	2 <i>s.</i> <i>per Cent. per Annum.</i>	3 <i>s.</i> <i>per Cent. per Annum.</i>	5 <i>s.</i> <i>per Cent. per Annum.</i>
From 1000 <i>l.</i> to 2000 <i>l.</i>	2 <i>s.</i> 6 <i>d.</i> <i>per Cent. per Annum.</i>	4 <i>s.</i> <i>per Cent. per Annum.</i>	6 <i>s.</i> <i>per Cent. per Annum.</i>
From 2000 <i>l.</i> to 3000 <i>l.</i>	2 <i>s.</i> 6 <i>d.</i> <i>per Cent. per Annum.</i>	5 <i>s.</i> <i>per Cent. per Annum.</i>	7 <i>s.</i> 6 <i>d.</i> <i>per Cent. per Annum.</i>

PERSONS MAY INSURE FOR MORE YEARS THAN ONE; and, in such Case, there will be an Abatement of Six-pence in the Pound *per Annum* on the Premiums agreed for, for every Year except the first : As to Instance, in a Common Insurance of 1000*l.* for Seven Years, the Premium to be paid, by the Table, will be Seven Pounds, in which Six-pence in the Pound *per Annum* is to be deducted for the last Six Years, that is, Three Shillings and Six-pence *per Annum*, which amounts to One Pound One Shilling, and reduces the Sum to be paid to Five Pounds Nineteen Shillings, and the same in Proportion for any other Sum or Number of Years ; and Persons insuring can never be subject to any Calls or Contributions to make good Losses.

N.B. By an Act of the 22d of George III. a Duty of 1*s.* 6*d.* *per Annum* is to be levied on every Hundred Pounds of Property insured against Fire ; and an additional Duty of 6*d.* per Hundred by an Act of the 37th Geo. III.

AND, FOR THE FARTHER ENCOURAGEMENT of Persons Insuring, there are provided several Fire-Engines, and there are also employed in the Service of the said Office (within the Bills of Mortality) a number of Engineers and Firemen, who patrol the Streets in different divisions, all Hours of the night, from the following Patrole- Stations, which is a considerable Addition to the public Security.—This Office has also Engines and Firemen at other Places, where, as well as at the Stations of the Night Patrole, Assistance may likewise be had at all Hours.

Stations of the Fire Night-Patrole.

Engine-House, *Wood-street, Cheapside.*
 Engine-House, *Wild-Court, Wild-Street, Lincoln's-inn-Fields.*
 Engine-House, *Swallow-street, near Conduit-street.*
 Engine-House, *Welliclose-square.*
 Engine-House, *Morgan's Lane, Tooley-street.*

Other Stations.

Swan-Inn, *Holborn-bridge.*
 Messrs. Gubbins and Cook, No. 82, *Upper Thames-street.*
 Mrs. Bristow, *Engine-maker, Ratcliff-highway.*
 Mr. Cleaver, Carman, *near John-street, Horselydown.*
 Messrs. Gubbins and Cook's Yard, *Cuper's Bridge, Lambeth.*

The Firemen and Porters are clothed in blue Liveries, wearing Silver Badges, with the SUN Mark.

ALL CITIES and GREAT TOWNS may receive Assistance and Encouragement for purchasing Engines and proper Machines for putting out Fires, upon Application to the said Office, agreeable to the Number of Insurances made by this Office in such respective Cities or Great Towns.

FOR THE EASE AND CONVENIENCY of the Inhabitants of the City of *Westminster* and Places adjacent, this Society has an Office in *CRAIG'S COURT, CHARING-CROSS*; where, as well as at their Office, in *CORNHILL*, near the *ROYAL-EXCHANGE*, daily Attendance is given from Nine in the Morning until Four in the Afternoon.

In 1815 there was a revision of the proposals at the instance of Mr. Charles Bell Ford, who had then recently been elected a Manager and Secretary to the Board.

The new proposals appeared under date 5 January, 1816, were as follows, and *were ordered to be printed upon the Policies*—a new feature strongly urged by Mr. Ford.

January 5, 1816.

SUN FIRE-OFFICE,

CORNHILL, near the Royal Exchange, and at CRAIG'S COURT,
 Charing-Cross.

THIS OFFICE, which was established in 1710, insures against Loss or Damage by Fire, in GREAT BRITAIN and IRELAND, all Descriptions of Buildings, including Mills and Manufactories, and the Goods, Wares, and Merchandise, in the same; Ships in Harbour, or in Dock; Craft on Navigable Rivers and Canals; and the Goods Laden on the same; Waggon Travelling the Roads, and their Contents; and Farming-Stock of all Descriptions; upon the following Terms and Conditions:—

<i>Common Insurances.</i>	<i>Hazardous Insurances.</i>	<i>Doubly Hazardous Insurances.</i>
1st. BUILDINGS covered with Slates, Tiles, or Metals, and built on all Sides with Brick or Stone, or separated by Party-Walls of Brick or Stone, and wherein no hazardous Trade or Manufacture is carried on, or hazardous Goods deposited. 2d. GOODS in Buildings as above described, such as Household Goods, Plate, Jewels in private Use, Apparel, and printed Books; Liquors in private Use, Merchandise, Stock and Utensils in Trade, not hazardous, and Farming Stock.	1st. BUILDINGS of Timber or Plaster, or not wholly separated by Partition-Walls of Brick or Stone, or not covered with Slates, Tiles, or Metals, and thatched Barns and Out-houses having no Chimney, nor adjoining to any Building having a Chimney; and Buildings falling under the Description of Common Insurance, but in which some hazardous Trade or Manufacture is carried on, such as Brewers, Carpenters, Coach-Makers, Colourmen, Coopers, Hemp and Flax Dressers, Innholders, Oil Leather-Dressers, and Stable-keepers, or in which hazardous Goods are deposited, as the Stock and Utensils in the above Trades; and also Tallow, Pitch, Tar, Hemp, Flax, Rosin, and Turpentine; Hay, Straw, and all Manner of Fodder and Corn unthreshed; Apothecaries Stock, and Oil; and Wine and spirituous Liquors as Merchandise. 2d. SHIPS AND CRAFT, with their Contents, (Lime-Barges, with their Contents, alone excepted.)	1st. BUILDINGS — All thatched Buildings having Chimneys, or communicating with, or adjoining to, Buildings having one, although no hazardous Trade shall be carried on, nor hazardous Goods deposited therein; and all hazardous Buildings, in which hazardous Goods are deposited, or hazardous Trades carried on. 2d. GOODS — All hazardous Goods deposited in hazardous Buildings, and in thatched Buildings having no Chimney, nor adjoining to any Building having a Chimney. 3d. TRADES—and their Stock and Utensils, such as Malsters, Tallow-Melters, Wax-Chandlers, Boat-Builders; China, Glass, and Earthern-Ware, and Waggons with their Contents.
10,000 <i>l.</i> or under, at 2 <i>s.</i> per Cent. per Annum.	6,000 <i>l.</i> or under, at 3 <i>s.</i> per Cent. per Annum.	3,000 <i>l.</i> or under, at 5 <i>s.</i> per Cent. per Annum.
Drawings, Paintings, Statuary, Curiosities, and Jewellery in Trade may also be insured at this Office.		
FARMING STOCK on any Part of a Farm may be insured under General Policies, without the Average Clause, at 2 <i>s.</i> per Cent. This Office will not be subject to any Loss on Hay or Corn, occasioned by its own natural heating, but the Loss of any other Property in consequence of such Fire will be made good; as will Losses by Fire from Lightning.		

IF INSURANCES are desired for any larger Sums than are specified in the Table of Annual Premiums, a Special Agreement may be made for the same. Special Agreements may also be made for Mills, and Stock and Utensils therein ; also for Mills or Buildings containing any Kiln, Steam-Engine, Stove, or Oven, used in the Process of any Manufacture, and the Stock therein ; or for other Insurances more hazardous than those described in the 2d and 3d Heads of Insurances, as Sugar and Sea Biscuit Bakers, Distillers, Varnish Makers, Chemists, Laboratories, Theatres, Manufactories of any Commodity deemed hazardous, as Coachmakers Painters, Varnishers, Musical Instrument Manufacturers, Umbrella Manufacturers, and Refiners of Salt Petre, Spermaceti, and Oil ; Cotton, Flax, and Lint, Spinners, with all the Operations attending the Manufacturing of those Materials from the Raw State into Thread for the Weaver, and such other Risks as by Reason of the Nature of the Trade, the Narrowness of the Place, or other dangerous Circumstances, may increase the Hazard thereof : all which Special Hazards must be inserted in the Policy, to render the same valid and in Force.

N.B.—Gunpowder and Buildings in which it is made cannot be insured on any Terms ; neither does this Office Insure Writings of any Kind, Books of Accompts, Ready Money, Bonds, Bills, or any other Securities for Money.

N.B.—By an Act of 55th Geo. III. a Duty of 3s. per Annum is to be levied on every Hundred Pounds of Property insured against Fire.

N.B.—Persons may insure for more Years than One, and in such Cases there will be an Abatement of 6d. in the Pound, per Annum, on the Premium and Duty agreed upon, for every Year except the First.

CONDITIONS.

ARTICLE I.

ANY Person desirous of effecting Insurances upon Buildings or Goods must furnish the Office or its Agents with a particular Description thereof : and if there be any Omission or Mis-representation in describing the Building or Goods, so that the same be charged at a different Rate of Premium than they otherwise would be, this Office will not be Responsible in Case of any Loss or Damage. And if any Alteration be made in the State of the Buildings or Goods, after such Insurance shall have been effected, which may render the same more Hazardous, or require an additional Premium, then the Insured shall give due Notice thereof, in Writing, to the Office or its Agents, or in Default of such Notice, such Insurance shall become Void, and no Benefit be derived therefrom.

ARTICLE II.

ALL Policies shall be Signed and Sealed by Three or more Trustees or acting Members ; and no Receipts are to be taken for any Premiums of Insurance, but such as are printed and issued from the Office, and witnessed by One of its Clerks or Agents.

ARTICLE III.

HOUSES, Buildings, and Goods in Trust, and Merchandise on Commission, (except as aforesaid,) may be insured, provided the same are declared in the Policy to be in Trust or on Commission, but not otherwise.

ARTICLE IV.

ON bespeaking Policies all Persons shall pay the Premium to the next Quarter-Day, and from thence for One Year more at least, or shall make a Deposit for the same, and shall, as long as the Managers agree to accept the same, make all future Payments annually at the said Office, within Fifteen Days after the Day limited by their respective Policies, upon Forfeiture of the Benefit thereof.

ARTICLE V.

ANY Number of Houses and Out-Houses, and Household Goods, Printed Books, Wearing Apparel, Plate, Prints, Jewels and Trinkets in private Use, Stock in Trade, Goods in Trust or on Commission, may be insured in one Policy.

ARTICLE VI.

PERSONS insured by this Office shall receive no Benefit from their Policies, if the same Houses, or Goods, etc., are insured in any other Office, unless such Insurance and the Amount thereof be first specified and allowed by Indorsement on the Policy, in which Case this Office will pay its Rateable Proportion on any Loss or Damage.

ARTICLE VII.

WHEN any Person dies, the Policy and Interest therein shall continue to the Heir, Executor, or Administrator, respectively, to whom the Right of the Property insured shall belong, provided, before any new Payment be made, such Heir, Executor, or Administrator, do procure his or her Right to be indorsed on the Policy, at the said Office, or the Premium to be paid in the Name of the said Heir, Executor, or Administrator.

ARTICLE VIII.

PERSONS changing their Habitations or Warehouses may preserve the Benefit of their Policies, if the Nature and Circumstance of such Policy is not altered; but such Insurance will be of no Force till such Removal or Alteration is allowed at the Office, by Indorsement on the Policy.

ARTICLE IX.

NO Loss or Damage will be paid on Fire happening by any Invasion, Foreign Enemy, Civil Commotion, or any Military or usurped Power whatever.

ARTICLE X.

PERSONS insured sustaining any Loss or Damage by Fire are forthwith to give Notice thereof at the Office; and, as soon as possible afterwards, deliver in as particular an Account of their Loss or Damage, as the Nature of the Case will admit of, and make Proof of the same by their Oath or Affirmation, according to the Form practised in the said Office, and by their Books of Accompts, or such other proper Vouchers, as shall be reasonably required, and procure a Certificate under the Hands of the Minister and Churchwardens, and some other respectable Inhabitants of the Parish or Place, not concerned or interested in such Loss, importing, that they are well acquainted with the Character and Circumstances of the Person or Persons Insured or claiming; and do know or verily believe, that he, she, or they, really and by Misfortune, without any Fraud or evil Practice, have sustained by such Fire the Loss or Damage, as his, her, or their Loss, to the Value therein mentioned. And till the Affidavit and Certificate of such, the Insured's, Loss, shall be made and produced, the Loss-Money shall not be payable. And if there appear any Fraud or False-Swearing, or that the Fire shall have happened by the Procurement, or wilful Act, Means, or Contrivance of the Insured or Claimants, he, she, or they, shall be excluded from all Benefit from their Policies. And in Case any Difference shall arise between the Office and the Insured, touching any Loss or Damage, such Difference shall be submitted to the Judgement and Determination of Arbitrators indifferently chosen, whose Award in Writing shall be conclusive and binding on all Parties.

N.B.—When any Loss is settled and adjusted, the Insured will receive immediate Payment for the same, without any Deduction or Discount; and will not be liable to any Covenants or Calls for Contribution to make Good Losses.

* * To encourage the Removal of Goods, in Cases of Fire, this Office will allow the reasonable Charges attending the same, and make Good the Sufferer's Loss, whether destroyed, lost, or damaged, by such Removal.

AND, FOR THE FARTHER ENCOURAGEMENT of Persons Insuring, this Office is provided with several Land-Fire Engines; also Two powerful Fire-Engines which float on the River Thames; and there are employed in the service of the said Office a Number of Engineers and Firemen, to work the said Engines; and, also, there is a Night-Patrole established, each with a Watch-Box, with the Words Fire-Patrole, and a Sun Illuminated, in different Stations, to whom the Public may apply in case of Alarms or Fires, at all Hours of the Night, which tends greatly to the public Security. The Firemen and Patrole are clothed in blue Liveries, wearing Silver Badges, with the SUN Mark.

The Sun Fire-Office having, at their sole Expense and unconnected with any other Office, established a Fire Night-Patrole, for the Purpose of preventing Fires and giving the earliest Assistance whenever this happens; the Public is hereby informed, that the Stands for the Patrole-Men are situated as underneath, where the Public are requested to give the earliest Information in Case of Accident.

Stations of the Land-Engines.

- No. 1. At E. Combe's, *Crown-Yard, Oxford-Street.*
- 2. At F. Holyland's, *Swan-Inn, Holborn-Bridge.*
- 3. At M. Bristow's, *Ratcliffe-Highway.*
- 4. In *Charles-Street, opposite St. John's Church, Horslydown.*
- 5. At R. Cooper's, *Commercial-Road, Lambeth.*

Stations of the Fire-Patrole.

In *Swallow-Street, near the Engine-House.*

At *St. Sepulchre's Church, Skinner-Street.*

At the Engine-House, at M. Bristow's, *Ratcliffe-Highway.*

At the Engine-House, in *Charles-Street, opposite St. John's Church, Horslydown.*

At the Engine-House, at R. Cooper's, *Commercial-Road, Lambeth.*

Stations of the Floating-Engines.

The Trafalgar-Float, *Moored off Surry-Stairs, Strand.*

The Sun-Float, *King's Stairs, Rotherhithe.*

Attendance is daily given at the Offices in Cornhill and Craig's Court, from Nine in the Morning until Four in the Afternoon.

The Office extended its operations to Ireland in the year 1811.

The Office began in the year 1815 to insure against Loss of Rent, though it had had the question under consideration several years previously.

In November, 1844, the Managers cancelled that portion of the 10th Condition which required the production of a certificate from Minister and Churchwardens in the event of loss.

The clause exonerating the Office from payment of losses in Ireland which were caused by the act of an Incendiary, was introduced into the proposals for that country in the year 1848, though it had been partially acted upon since 1842. Claims for such losses had to be made by the Sufferer upon the County Cess.

In 1855 the policies of the Office were deemed to cover losses occasioned by the explosion of gas.

The following are the proposals and conditions of 8 Feb., 1855, which continued in force until 1869, when conditions were adopted based upon

those which were then under the consideration of the Fire Offices Committee, with a view to the establishment of uniform Conditions and Form of Policy, which took place in the year 1870.

This OFFICE insures against Loss or Damage by Fire, in GREAT BRITAIN and IRELAND, and also in FOREIGN COUNTRIES, all Descriptions of Buildings, including Mills and Manufactories, and the Goods, Wares, and Merchandise, in the same ; Ships in Harbour, or in Dock ; Craft on Navigable Rivers and Canals ; and the Goods Laden on the same ; Waggon travelling the Roads, and their Contents ; and Farming-Stock of all Descriptions ; upon the following Terms and Conditions :—

<i>Common Insurances.</i>	<i>Hazardous Insurances.</i>	<i>Doubly Hazardous Insurances.</i>
1st. BUILDINGS covered with Slates, Tiles, or Plaster, or not wholly or Metals, and built on separated by Partition-Walls all Sides with Brick or of Brick or Stone, or not Stone, or separated by covered with Slates, Tiles, Party-Walls of Brick or Stone, and wherein no falling under the Description hazardous Trade or of Common Insurance, but Manufacture is carried in which hazardous Goods on, or hazardous Goods are deposited, or hazardous deposited.	1st. Buildings of Timber or Metals, and built on separated by Partition-Walls all Sides with Brick or of Brick or Stone, or not Stone, or separated by covered with Slates, Tiles, Party-Walls of Brick or Stone, and wherein no falling under the Description hazardous Trade or of Common Insurance, but Manufacture is carried in which hazardous Goods on, or hazardous Goods are deposited, or hazardous deposited.	1st. BUILDINGS — All thatched Buildings having Chimneys, or communicating with, or adjoining to, Buildings having one, although no hazardous Trade shall be carried on, nor hazardous Goods deposited therein : and all hazardous Buildings, in which hazardous Goods are deposited, or hazardous Trades carried on.
2d. GOODS in Buildings as above described, such as Household Goods, Plate, Jewels in private Use, Apparel, and Printed Books, Liquors in private Use, Merchandise, and Stock and Utensils in Trade, not hazardous.	2d. SHIPS AND CRAFT, with their Contents, (Lime-Barges, with their Contents, alone excepted.) At 2s. 6d. per Cent. per Annum, with certain Exceptions.	2d. GOODS — All hazardous Goods deposited in hazardous Buildings, and in thatched Buildings having no Chimney, nor adjoining to any Building having a Chimney.
At 1s. 6d. per Cent. per Annum, with certain Exceptions.	At 4s. 6d. per Cent. per Annum, with certain Exceptions.	At 4s. 6d. per Cent. per Annum, with certain Exceptions.
AGRICULTURAL PRODUCE, FARMING STOCK, AND IMPLEMENTS AND UTENSILS OF HUSBANDRY, on any Farm may be insured, without the Average Clause, <i>exempt from Duty</i> , provided it be insured to a fair Value. This Office will not be subject to Loss on Goods or Utensils damaged or destroyed whilst undergoing any process in which the Application of Fire-heat is necessary, nor will the Office be liable for loss on Hay, Corn, Seeds, or other Property, occasioned by its own natural heating, but the Loss on any Property in consequence, (except that which, by its own natural heating, has been the cause of the Fire,) will be made good ; as well as Losses from Lightning, where the Buildings or other Effects insured have been actually set on Fire thereby.		

INSURANCES may also be made by SPECIAL AGREEMENT on the following Risks, and on others of a similar Description, not included in the 2d and 3d Heads of Insurances, such as on Mills of all kinds, and the Stock and Utensils in them ; also on

Buildings, containing Kiln, Steam-Engine, Stove, or Oven, used in the Process of any Manufacture, and the Stock therein ; Sugar Refiners, Sea Biscuit Bakers, Distillers, Varnish Makers, Chemists' Laboratories, Theatres, Coach Painters, Colour Manufacturers, Varnishers, Musical Instrument Makers, Refiners of Saltpetre, Spermaceti, Wax and Oil, Barge and Boat Builders, Carpenters, Cabinet Makers, Coach Makers, Coopers, Cork Burners, Floor-Cloth Painters, Japanners, Lampblack Makers, Letter-Press Printers, Machine Makers, Melters of Tallow or of Rough Fat, Candle Makers, Cart-Grease Makers, Oilmen, Soap-boilers, Rope and Sail Makers, Ship-Chandlers, Hemp and Flax Dressers, Oil Leather Dressers, Medals, Curiosities, Pictures, Prints, Drawings, Statuary Work, Spinners of Cotton, Flax, Lint, and Wool, throughout all the Operations attending the manufacturing of these Materials, from the raw state into Thread for the Weaver, and such other Risks as, by Reason of the Nature of the Trade, the narrowness of the Situation, or other dangerous Circumstances, may increase the Hazard thereof ; all which Special Hazards must be inserted in the Policy, to render the same valid and in force.

N.B.—Gunpowder, and Buildings in which it is made, cannot be insured on any Terms ; neither does this Office Insure Writings of any Kind, Books of Accounts, Ready Money, Bonds, Bills, nor any other Securities for Money.

N.B.—By an Act of the 55th of GEO. III. a Duty of 3s. per Annum is to be levied on every Hundred Pounds of Property insured against Fire ; but by an Act of the 3d and 4th WILLIAM IV. Agricultural Produce, Farming Stock, and Implements and Utensils of Husbandry, are exempt from Duty.

N.B.—Insurances may be made for more Years than One by a single payment, and in such Cases there will be a Discount allowed on the Premium and Duty for every Year except the First.

N.B.—Rent may be insured by Special Agreement for a Term not exceeding One Year, the amount being specified in the Policy.

Persons insured in this Office are not liable for any Calls to make good Losses.

CONDITIONS.

ARTICLE I.

ANY Person desirous of effecting Insurances upon Buildings or Goods must furnish the Office or its Agents with a particular Description thereof, and of the Process of Manufacture, if any be carried on therein ; and if there be any Omission or Misrepresentation in describing the Building or Goods, or Process of Manufacture, whereby the same may be charged at a different Rate of Premium than they otherwise would be, this Office will not be Responsible in Case of any Loss or Damage. And if any Alteration be made in the State of the Buildings or Goods, or Process of Manufacture, after such Insurance shall have been effected, then the Insured shall give due Notice thereof, in Writing, to the Office or its Agents, or in Default of such Notice, such Insurance shall become Void, and no Benefit be derived therefrom.

ARTICLE II.

ALL Policies shall be Signed and Sealed by Three or more Trustees or acting Members ; and no Receipts are to be taken for any Premiums of Insurance, but such as are printed and issued from the Office, and signed by One of its Clerks or Agents.

ARTICLE III.

HOUSES, Buildings, and Goods in Trust, and Merchandise on Commission, (except as aforesaid,) may be insured, provided the same are declared in the Policy to be in Trust or on Commission, but not otherwise.

ARTICLE IV.

ON bespeaking Policies, all Persons shall pay the Premium to the next Quarter-Day, and from thence for One Year more at least, or shall make a Deposit for the same, and shall, as long as the Managers agree to accept the same, make all future Payments annually at the said Office, within Fifteen Days after the Day limited by their respective Policies, upon Forfeiture of the Benefit thereof.

ARTICLE V.

ANY Number of Houses and Out-houses, and Household Goods, Printed Books, Wearing Apparel, Plate, Prints, Jewels and Trinkets in private Use, Stock in Trade, Goods in Trust, or on Commission, may be insured in one Policy.

ARTICLE VI.

PERSONS insured by this Office shall receive no Benefit from their Policies, if the same Houses or Goods, etc. are insured in any other Office, unless such Insurance, and the Amount thereof, be first specified and allowed by Indorsement on the Policy, in which Case this Office will pay its Rateable Proportion on any Loss or Damage.

ARTICLE VII.

WHEN any Person dies, the Policy and Interest therein shall continue to the Heir, Executor, or Administrator, respectively, to whom the Right of the Property insured shall belong, provided, before any new Payment be made, such Heir, Executor, or Administrator, do procure his or her Right to be endorsed on the Policy at the said Office, or the Premium to be paid in the Name of the said Heir, Executor, or Administrator.

ARTICLE VIII.

PERSONS changing their Habitations or Warehouses may preserve the Benefit of their Policies, if the Nature and Circumstance of such Policy be not altered; but such Insurance will be of no Force till such Removal or Alteration is allowed at the Office, by Endorsement on the Policy.

ARTICLE IX.

NO Loss or Damage will be paid on Fire happening by any Invasion, Foreign Enemy, Riot, Civil Commotion, or any Military or usurped Power whatever.

ARTICLE X.

PERSONS insured sustaining any Loss or Damage by Fire are forthwith to give Notice thereof at the Office; and, as soon as possible afterwards, deliver in as particular an Account of their Loss or Damage as the Nature of the Case will admit of, and make Proof of the same by their solemn Declaration, according to the Form practised in the said Office, and by their Books of Accounts, or such other proper Vouchers as shall be reasonably required, until the production of which, the Loss-Money shall not be payable. And if there appear any Fraud or False-Swearing, or that the Fire shall have happened by the Procurement, or wilful Act, Means, or Contrivance of the Insured or Claimants, he, she, or they, shall be excluded from all Benefit from their Policies. And in Case any Difference shall arise between the Office and the Insured, touching any Loss or Damage, such Difference shall be submitted to the Judgment and Determination of Arbitrators indifferently chosen, whose Award in Writing shall be conclusive and binding on all Parties, and in every Case of Loss the Company reserves the right of Reinstatement in preference to the payment of Claims, if it should judge the former course to be more expedient; but when any loss is settled and adjusted, the Insured will receive immediate Payment for the *same*, without any Deduction or Discount.

THE CONDITIONS AT PRESENT IN USE FOR GREAT BRITAIN ARE
AS FOLLOWS :—

1. Any material mis-description of any of the property expressed to be hereby insured, or of any building or place in which any such property is contained, or any mis-representation as to, or omission to state, any fact material to be known for estimating the risk, renders this policy void as to the property affected by such mis-description, mis-representation, or omission, and any mis-statement in answer to questions put by or on behalf of the Company on the proposal for the insurance renders this policy void.
2. If, after the risk has been undertaken by the Company, anything whereby the risk is increased be done to, in, or upon, any of the property hereby insured, or to, in, or upon, any building or place in which property hereby insured is contained, or if any property hereby insured be removed from such building or place without, in each and every of such cases, the assent or sanction of the Company, signified by endorsement hereon, the insurance as to the property affected ceases to attach.

3. This policy does not cover—

- (A) Goods held in trust or on commission.
- (B) China, glass, looking glasses, jewels, clocks, watches, trinkets, medals, curiosities, manuscripts, government stamps, engravings, prints, paintings, drawings, tapestries, sculptures, musical, mathematical, or philosophical instruments.
- (C) Patterns, models, moulds, designs.
- (D) Gunpowder or other explosives.
- (E) Deeds, bonds, bills of exchange, promissory notes, cheques, money, securities for money, documents of title to goods, contracts, or other documents, books of account ;
- (F) Loss or damage to property occasioned by or happening through its own spontaneous fermentation or heating ;
- (G) Loss or damage occasioned by or happening through earthquakes, invasion, foreign enemy, riot, civil commotion, or military or usurped power ; nor
- (H) Loss or damage by explosion.

Unless the same especially mentioned in the policy.

But loss or damage to property occasioned by explosion of coal gas elsewhere than on premises being part of any gas works, or to property struck by lightning, will be deemed to be loss by Fire under the conditions of this policy.

4. No receipts for any premium of insurance shall be valid or available for any purpose whatever, except such as are on printed forms

issued from the Company's Office, and signed by one of the clerks or agents of the Company.

5. This policy ceases to be in force as to any of the property hereby insured, which shall pass from the Insured to any other person, otherwise than by will or operation of law, unless notice thereof be given to the Company, and the subsistence of the insurance in favour of such other person be declared by a memorandum endorsed hereon by or on behalf of the Company.

6. On the happening of any loss or damage by Fire to any of the property hereby insured, the Insured shall forthwith give notice in writing thereof to the Company, and within fifteen days after the loss or damage, or such further time as the Company may allow in that behalf, and at his own expense, deliver to the Company a claim in writing for such loss or damage, containing as particular an account as may be reasonably practicable of the several articles or items of property damaged or destroyed, stating the amount of the damage to each, and value of each at the time of the loss or damage, and shall also if required, deliver an account with particulars and values of all other property (if any) hereby insured, and shall produce and give all such books of account, vouchers, invoices (whether originals or copies), plans, specifications, proofs, and explanations as may be reasonably required, together with the particulars of any other insurance or insurances effected by him, or on his behalf on any property insured by or in any way referred to in this policy, and if required, a statutory declaration of the truth of such accounts; and no claim whatever under this policy shall be payable, unless the terms of this condition have been complied with.

7. If the claim be in any respect fraudulent, or if any fraudulent or false book, account, entry, voucher, invoice, deed, or other document, plan, specification, estimate, proof or explanation be produced or given, or if any fraudulent means or devices be used by the Insured or any one acting on his behalf to obtain any benefit under this policy, or if any loss or damage by Fire be occasioned by the wilful act, or with the connivance, of the Insured, all benefit under this policy is forfeited.

8. The Company may, if it think fit, replace or reinstate, wholly or in part, property damaged or destroyed, or any items thereof, instead of paying the amount of the loss or damage thereto, and may join with any other Company or Insurers in so doing in cases where the property is also insured elsewhere. In case the Company elect to do so, the Insured at his own expense shall supply or produce, as and when required, all plans, specifications, measurements, documents, books, and information (oral and documentary) which may be requisite for the purpose.

9. On the happening of any loss or damage by Fire to any property in respect of which a claim is, or may be made under this policy, the Company may by its authorised representatives, officers, and servants, and shall be allowed by the Insured to enter into the building or place in which such loss or damage has happened, and for a reasonable time remain in possession thereof and of any property hereby insured which is contained therein, and remove and deal therewith, for all reasonable purposes relating to, or in connection with, this insurance or the claim thereunder, but the Insured shall not in any case have any right to abandon any property to the Company, whether taken possession of by the Company or not. If the Insured, or any one acting on his behalf, shall hinder or obstruct the Company in doing any of the above acts, then all benefit under this policy shall be forfeited.

10. If, at the time of any loss or damage by Fire happening to any property hereby insured, there be any other subsisting insurance or insurances, effected by the Insured or by any other person or persons on his behalf, covering the same property, this Company shall not be liable to pay or contribute more than its rateable proportion of such loss or damage.

11. In all cases where any other subsisting insurance or insurances effected by the Insured, or by any other person or persons on his behalf, covering any property hereby insured, either exclusively or together with any other property in and subject to the same risk only, shall be subject to average, the insurance on such property under this policy shall be subject to average in like manner.

12. If any difference shall at any time arise between the Company and the Insured or any Claimant under this policy as to the liability or the amount or extent of the liability of the Company in respect of any claim for loss or damage by Fire, or as to any question, matter, or thing concerning or arising out of any claim for loss or damage under this policy, every such difference, as and when the same arises, shall be referred to the arbitration of some person to be appointed in writing by both parties, or of two indifferent persons, one to be appointed in writing by the party claiming and the other by the Company, within one calendar month after either party has been required so to do by the other party, and in case of disagreement between the Arbitrators, then to the decision of an umpire, who shall have been appointed in writing by the arbitrators before entering on the reference and who shall sit with the arbitrators, and preside at their meetings during the reference, unless the arbitrators shall otherwise agree in writing, and the death of any of the parties shall not revoke or affect the authority or powers of any arbitrator or umpire, and each party shall bear or pay his own costs of

the reference, and a moiety of the costs of the award, and in all other respects the submission to arbitration shall be subject to the provisions of the Arbitration Act, 1889, or any statutory modification thereof, and may be made a rule of Her Majesty's High Court of Justice in any division, upon the application of either of the parties. And it is hereby expressly declared to be a condition precedent to the liability of the Company in respect of any claim under this policy, that the claim shall, if not admitted, be referred to and determined by such arbitrator, arbitrators, or umpire as aforesaid, and the claimant shall have no right of action against the Company except for the amount of the claim, if admitted, or the amount, if any, awarded by the award of such arbitrator, arbitrators, or umpire.

13. In all cases where this policy is void, or has ceased to be in force or to attach under any of the foregoing conditions, all monies paid to the Company in respect thereof shall be forfeited.

14. The insured and any claimant under this policy shall, at the expense of the Company, do, and concur in doing, and permit to be done, all such acts and things as may be necessary or reasonably required by the Company for the purpose of enforcing any rights and remedies, or of obtaining relief or indemnity from other parties, to which the Company shall be, or would become, entitled or subrogated, upon their paying for or making good any loss or damage under this policy, whether such acts and things shall be or become necessary or required before or after his indemnification by the Company.

AVERAGE CLAUSE.

In 1793-94 the Office appears to have used the following clause :—

It is hereby declared and agreed that in case the Goods belonging to the party¹ insured in all the Buildings or² Places aforesaid, shall, at the breaking out of any Fire or Fires be collectively of greater value than the³ sum insured, this Company shall only pay and make good to the Insured such a proportion of the⁴ Loss or Damage⁵ as the Sum insured shall bear to the whole value of the said⁶ Goods at the time when such Fire or Fires shall first happen.

In 1810 the following alterations were made :—

¹ for "party," read "above."

² for "or," read "and."

³ for the words "Sum insured this Company shall only pay," read "Sum insured, after deducting any Sum or Sums which may be insured thereon by the above party either by Annual or Short Period Policies, general insurances excepted, this Company shall pay."

⁴ insert "said."

⁵ for the words "as the Sum insured shall bear to the whole value," read "as the Sum remaining insured at this Office shall, after such deductions are made them, bear to the value."

⁶ dele "said."

The clause so altered remained in force until 1822. In the month of September in that year it was again revised, and the following form adopted :—

It is hereby declared and agreed that in case the property belonging to the Insured in all the Buildings, Places, or Limits herein described, shall at the breaking out of any Fire or Fires be collectively of greater value than the Sum insured, then the Company shall pay and make good to the Assured such a proportion only of the Loss or Damage as the Sum insured shall bear to the whole value of the property aforesaid at the time when such Fire or Fires shall first happen.

But it is at the same time declared and agreed, that if the within-mentioned Assured shall, at the time of any Fire, be insured in this or any other Office, on any specific parcel of Goods, or on Goods in any specific Building or Buildings, Place or Places included in the terms of this Insurance, this Policy shall not extend to cover the same, excepting only as far as relates to any excess of value beyond the amount of such specified Insurance or Insurances, which said excess is declared to be under the protection of the Policy, and subject to Average aforesaid.

1828. By 9 Geo. IV. c. 13—*An Act for further regulating the payment of the duties under the management of the Commissioners of Stamps on Insurances from loss or damage by fire*—it was enacted :

That from and after the 5th day of April, 1828, in every case where any insurance from loss or damage by fire shall be made or renewed or continued upon two or more detached buildings, or upon two or more buildings so separated from each other as to occasion a plurality of risks, or upon any goods, wares, merchandize or other moveable property contained in two or more such buildings as above described, or lying or being in two or more places so separated from each other as to occasion a plurality of risks (except the implements and stock upon any one farm), then, and in any of the cases aforesaid, every such separate building shall be separately valued, and a distinct and separate sum shall be insured thereon ; and in like manner at least one distinct and separate sum shall be insured upon the goods, wares, merchandize or other moveable property, contained in every such separate building, or lying or being in every such separate place as aforesaid ; and it shall not be lawful to insure one gross sum upon two or more such separate subjects or parcels as aforesaid, taken collectively, unless in the Policy whereby such Insurance shall be made, there shall be contained a clause stipulating, That in the event of any Loss or Damage by Fire happening to such property, or to any part of such property thereby insured, the Insurer or Insurers in such policy shall be liable to pay or make good such proportion only of the said Loss or Damage as the Sum insured shall bear to the whole collective value of the said property at the time when such fire shall first break out or happen.

The penalty for insuring separate risks collectively was fixed at 100/-

The Act was brought about by an Office insuring an amount in a policy to cover several risks not communicating, on either of which they agreed to pay a certain sum in case of loss, taking, we believe, full premium for each, but only charging duty on one, e.g. :

	£ s. d.
Ten houses, 1,000/. each, 10,000/. . . . Premium	7 10 0
Policy nominally for 1,000/. . . . Duty	1 10 0

The Conditions of Average of 1822 above given continued in force till 1843, when the Independent Liability Clause was added for Liverpool, and extended in 1860 to the United Kingdom.

There was a revision of the Average Clause by a Committee of Offices in the year 1860, when the following Conditions were adopted :—

CONDITIONS OF AVERAGE.

September, 1860.

It is hereby declared and agreed, that whenever a Sum insured is declared to be subject to the Conditions of Average, if the property so covered shall, at the breaking out of any fire, be collectively of greater value than the sum insured thereon, then this Company shall pay or make good such a proportion only of the loss or damage as the sum so insured shall bear to the whole value of the said property at the time when such fire shall first happen.

But it is at the same time declared and agreed, that if any property included in such average, shall at the breaking out of any fire be insured by any other policy which, whether subject to average or not, shall apply to part only of the buildings or places, or of the property to which such average extends, then this policy shall not cover the same excepting only as regards any excess of value beyond the amount of such more specific insurance, which said excess is declared to be under the protection of this policy, and subject to average as aforesaid.

And it is further declared and agreed that if the assured shall claim under this policy for loss or damage to property embraced in the terms of any average policy extending as well to other buildings or places, or to other property not included in the terms of this insurance, and if at the breaking out of any fire there shall not be any property in such other buildings or places, or any such other property actually at risk to be protected by such policy, then so far as regards the settlement of any claim under this policy, the terms and liability thereof shall be held to be concurrent, in all respects, with those of such other policy.

Since the adoption of the uniform conditions of Insurance by the Fire Offices generally, the Average Clause has undergone various changes. That now in use is as follows :—

CONDITION OF AVERAGE.

AVERAGE.—Whenever a sum insured is declared to be subject to Average, if the Property covered thereby shall at the breaking out of

any Fire be collectively of greater value than such sum insured, then the Assured shall be considered as being his own Insurer for the difference, and shall bear a rateable share of the loss accordingly.

As may be readily conceived, the Average Clause is more generally applied to Insurances on goods in two or more places when separate specifications are not given ; but fifty years ago a well-to-do city Tradesman, having invested his savings in houses in different parts of London, insisted upon having them all insured in one Sum with the Average Clause, and two or three times, as another house was bought, or one sold, the present writer had to write out a new policy, and what was then deemed far worse, he had to transcribe the Average Clause corrected to suit the circumstances of the case. Fortunately no claim ever arose under such policies, or the Surveyor would have been deserving of pity who had to agree with the Insured as to the value of some fifteen, twenty, or more houses (whatever was their number) before he could adjust the loss on one.

The repeal of the Average Clause Act above referred to by the Act 32 & 33 Vict. cap. 14, whereby the Fire Insurance Duty was abolished, rendered it necessary for the Fire Offices to adopt some measure for their own protection.

They therefore,

1869. 7 May, agreed that for the purpose of Fire Insurance business, all the provisions of the Act 9 Geo. IV. c. 13, except those imposing penalties, be observed and considered as still binding on the Offices in the conduct of their business.

And at a General Meeting 26 November in same year, it was resolved, That the decision of the General Meeting of 7 May preceding, to consider as still binding on Offices the provisions of 9 Geo. IV. c. 13, though that Act be repealed in connection with the abolition of the Fire Insurance Duty, applies to *non-tariff* as well as to tariff risks.

LEGAL DECISIONS AND OPINIONS on some Points in Early Proposals.

ASSIGNMENTS.

1729. Roger and John Lynch *v.* Robert Dalzell, Henry Cartwright, and John Everett. *Sun.*

In 1727 the Angel Inn at Gravesend, insured by Richard Ireland, was burnt. On the death of R. Ireland the policy was endorsed to his

son Anthony, with the consent of the Office. After the fire, R. and J. Lynch claimed to be owners of the property by purchase from Anthony Ireland. The property was burnt before any assignment thereof had been made ; and, in fact, there was no agreement for transfer of the policy until after the execution of the assignment.

The Office resisted payment. A Bill was filed against the Office and dismissed. There was an appeal to the House of Lords, which affirmed the previous dismissal of the Bill.

The fact was established that the party insuring must have a property at the time of the loss, or he can sustain no loss.

The assignor had no interest when the loss happened, he having contracted to sell, which took the property out of him in equity.

An assignment after a fire, without the consent of the Office, does not render the Company liable to the assignee.

Walford says that this was the first case in the Law Courts.

It is fully reported in Brown's *Reports*, 3, 497-503, 13th March, 1729, also in Park, *System of Law of Insurance*, chap. 23 ; Marshall, *Treatise on Law of Insurance*, 1808 ; Walford, *Cyclo.*, i. 202, iii. 76, 410, 480.

Brown added :—

The Society being sensible that such an extensive undertaking might give great opportunities for frauds, took all possible precaution for preventing them, and therefore their Policies for Insurance were so framed as to be contracts only between the Office and the persons insuring ; the loss secured against being thereby restrained and confined to the contracting persons only, and the policy referred to certain printed proposals containing the essential terms and conditions between the Insurers and the Insured ; copies of which proposals were always delivered with the policies.

By order of two meetings of the *Hand in Hand* Society on 10th November, 1737, and 11th May, 1738, reciting that every insurance became void at the time when the interest of the person or persons in the property insured, expired, it was ordered that on applying to the Office, and declaring their interest in the house or houses insured to be expired, all persons might have their accounts adjusted and the deposit due at that time paid to them ; and that in case they did not make such application, nor assign their policy or policies to the person or persons having the interest of the house or houses insured, such person or persons being possessed of the property might insure the said house or houses in the Office, notwithstanding the time for which insurance by the former policy or policies was made, had not expired.

We then have the action against that Office as follows :—

1743. Saddlers' Co., assignee of Mary Stroad v. Badcock and others.
Hand in Hand.

Assignment of a septennial policy for a nominal consideration, the lease having expired at the end of five years of the term. Saddlers' Co., the owners of the property. The Office was no party to the assignment which was made after the fire, and refused to recognize any liability. The policy was on a different footing from some of the other Fire Offices, every policyholder being a member, and there was no provision for a simple assignment of the policy. It was therefore decided, that although the insurance was to Mary Stroad and her assigns, the policy was at end when her interest in the property ceased. In order to recover, the insured must have an interest at the time of insurance and at the time of loss, and as there had been an assignment of the policy before the loss the Society was not liable.

Lord Chancellor Hardwicke said during the hearing that he was of opinion from the nature of all insurances, that the insurance must cease with the interest of the insured. An insurance implies an interest in the thing insured. If it were otherwise, many ill consequences might follow ; men might insure houses of strangers, and in hopes of getting the money insured, set their houses on fire. These policies (he continued) are not insurances of the things themselves mentioned to be insured, for nobody can warrant against accidents ; nor do such insurances attach on the thing or in any manner go with it, as incident thereto, by any conveyance or assignment of the thing insured ; but the insurances are only special agreements with the persons insuring against such loss and damage as they shall sustain ; and the party insuring must have a property at the time of the loss, or he can sustain no loss, and consequently be entitled to no satisfaction.

There is a report of the case in Walford's *Cyclo.*, i. 202.

1760. Counsel's opinion.

I have perused the memorial delivered to the *Sun Fire Office* on behalf of Messrs. Douglas, Marshall & Co., claiming by virtue of a policy of insurance granted in November, 1758, to Robert Finley, merchant in Glasgow, the payment of a loss by fire sustained by them, and I do conceive that they are not intitled to any satisfaction for such loss, no assignment of the policy appearing to be enter'd in the books of the *Sun Fire Office* persuant to the directions and condition of the policy. The case of Messrs. Douglas & Marshall does not seem Intitled to the Indulgence and Bounty of the *Sun Fire Office*, there is not even a suggestion in the memorial, that the policy was either assigned or

agreed to be assigned at the time of their purchase of the Bark, etc., from the assignees of Mr. Finley, and consequently they have no right to expect that Favour which the *Sun Fire Office* has sometimes shewn where policies have been legally assigned, but the assignees have omitted to enter their assignments. The word ASSIGNS in the policy have in my opinion and according to the uniform practice of this and other Insurance offices no other meaning than to shew that the policies are assignable, but that must be understood subject to the Rules prescribed by the Policy.

CIVIL COMMOTION.

In 1726 the *Royal Exchange*, and probably the *London Assurance Corporation*, adopted a condition exempting the Office from liability for loss by Invasion, Foreign Enemy, or any military or usurped power.

In 1727 the *Sun* added the following article to their proposals :—

No Loss or Damage by Fire happening by any Invasion, Foreign Enemy, Civil Commotion, or any military or usurped power whatsoever is to be made good.

A *Civil Commotion* was defined to be an insurrection of the people for general purposes, though it may not amount to a rebellion where there is an usurped power.

Marshall, in *Law of Insurance*, said that neither the *Hand in Hand* nor *Union* had any provision on this point.

1767. *Drinkwater v. London Assurance Corporation*.

The question turned on the words "usurped power."

A mob arose at Norwich, and the plaintiff's malthouse was burned by them. At the first hearing Justice Gould was of opinion that the mob, having regard to its object (provision riots), was a usurped power, and therefore that the Corporation was not liable. On an appeal to the full Court of Common Pleas, it was held that the mob was not a usurped power, and they therefore decided against the Office. It will be observed that "civil commotion" was not one of the exemptions from liability contained in their conditions.

Full report in Park *On Insurance*, cap. 23.

1780. *Langdale v. Mason and others. Sun.*

This was an action in reference to the liability of the Fire Offices for property burned during the Lord George Gordon riots. The question turned upon the sufficiency of the exemptions contained in the conditions of Insurance.

These "No Popery" riots in London occasioned a considerable destruction of property, and several actions came before the Courts.

Langdale sued for payment of the sum insured on a house and premises belonging to him which were burned by the rioters.

The Company pleaded the Condition exempting them from loss by Civil Commotion, and after an able summing up by Lord Mansfield, the jury found for the Defendants on the ground of exemption in the policy.

Lord Mansfield said that the words "civil commotion" were as general and untechnical as could possibly be. The Company avoid saying any Civil Commotion which amounts to High Treason, or amounts to a misdemeanour, but simply Civil Commotion. They do not even say "riot."

Langdale afterwards recovered his loss from the Hundred, under Statute 1 Geo. I. c. 5, s. 6, Riot Act¹

An Act for preventing tumults and riotous assemblies, and for the more speedy and effectual punishing the Rioters.

1782. *Mason v. Sainsbury.*

Another case arising out of the Gordon Riots.

Hand in Hand paid the loss, and brought action in Claimant's name, under Riot Act above quoted, against the Hundred, *for the benefit and indemnity of the Insurance Office.*

Objections taken, but Court unanimously of opinion that such a right to bring action existed. (Walford, *Cyclo.*, i. 552.)

1783. *London Assurance Corporation v. Sainsbury.*

The Office paid and sued the Hundred in their own name.

Held that the Office was not entitled to recover.

Insured went against the Hundred for his whole loss, which was greater than the sum insured: he recovered (*Langdale v. Kennett*, 1781) the amount, less the sum received from the Insurance Company. As a second action could not be maintained, the Office was left without remedy. (Walford, *Cyclo.*, i. 552.)

CERTIFICATE OF MINISTER AND CHURCHWARDENS.

The first notice of requiring certificates from some authority which we have found is in the *Gazette*, 24–28 May, 1705, wherein it was notified that all persons who should apply to be touched by the Queen should bring a certificate signed by the Minister and Churchwardens of the parish where such persons reside, that they never had before received

¹ Walford, *Cyclo.*, i. 553, refers to other Acts bearing on this point; viz., 9 Geo. I. c. 22; 7 and 8 Geo. IV. c. 31; and 24 and 25 Vict. c. 97.

the Royal touch. We next find, by an advertisement in the *General Remark* of 22-24 September, 1707, the Claimants on the *Traders' Exchange House* Office for Lives were to bring the certificate of a Magistrate that the Subscriber was dead and had lived full three months after subscribing. Probably such requirement was contained in the first proposals of that Office.

We have no means of knowing whether any certificates of Minister, Churchwardens, or magistrate were required by the *Exchange House* Fire Office, but think it not improbable, as such requirement formed part of the first proposals of the *Company of London Insurers*.

It must be remembered that at first the Oath of the Claimant and the certificates referred to were the only evidence required by the Office to enable them to pay the claim; "on production thereof to the Company he or she shall receive his or her claim."

The Minister and Churchwardens were official persons, and they were the best people in the place to grant certificates.

Such certificates were especially useful when Insurances were undertaken for persons resident in the Country, particularly prior to the appointment of Agents, or when there was no Representative of the Office near the scene of the fire.

They formed the best evidence obtainable.

With the gradual establishment of agencies the certificates of Ministers and Churchwardens were no longer necessary, and were only required (both in London and Country) in cases of claims of doubtful character.

The requirement formed part of the Conditions in first proposals of the *Royal Exchange* and *London Assurance* in 1721.

We are not aware that this Condition was ever called in question prior to 1786.

1786. Oldham and another, Assignees of Ingram *v.* Bewicke and others. *Sun.*

The claimant resided at Portsea.

A certificate by a respectable Inhabitant had been furnished, but not one by the Minister and Churchwardens, and in the absence thereof the Office refused to pay.

Defendant pleaded 1. Wilful Fire.

2. Insured no interest.

No reference to the absence of certificate.

The case was tried in Court of Common Pleas.

Claim 1,500*l.* Verdict for plaintiff 300*l.*

The Judge said that the verdict was right, and fire accidental; but

the certificate that the Insured had sustained the amount of loss claimed could not be procured.

On rule for a new trial, judgment was arrested pending the production of the certificate.

The case was before the Court on writ of error, when all the Judges, pronounced the production of the certificate to be a Condition precedent and so the case ended. (*Ellis*, pp. 62, 63.)

1789. *Routledge v. Burrell. Sun.*

Held that a Deed-poll (policy) containing an insurance against fire may refer to Conditions in a printed paper, without stamp, seal, or signature; and it may be a part of those Conditions that the Insured shall procure a certificate of his character, and that the loss has happened without fraud, and it is a valid Condition precedent to recovery under the policy. (Walford, *Cyclo.*, iii. 410.)

The Condition was thus upheld, although it was endeavoured to be evaded on the plea that the stipulation did not form part of the policy.

1795. *Wood and others, Assignees of Lockyer and Bream, Bankrupts v. Worsley. Phoenix.*

By the proposals of the Company it was made a Condition precedent to the payment of a claim that the Insured should produce a certificate from the Minister and Churchwardens, and reputable inhabitants. The Claimants alleged that the Minister and Churchwardens "wrongfully and unjustly" refused to give such certificate.

On the first day it was put to the jury—

Whether the production of a certificate so signed be a Condition precedent to a recovery against the Insurers on the policy? or whether it be not sufficient to show that a certificate was produced, signed by many reputable householders of the parish, and that the Minister and Churchwardens being applied to, without any reasonable or probable cause, wrongfully and unjustly refused to sign it?

The jury held that the Minister and Churchwardens did wrongfully refuse to sign, and gave a verdict for the Plaintiff.

On motion for a new trial the Judges were divided in opinion. On appeal in error to King's Bench the judgment was reversed, that Court holding the production of the certificate to be a Condition precedent, and that it was immaterial that the Minister and Churchwardens wrongfully refused to sign it. The document must be forthcoming, or the evidence in support of the claim was incomplete. (Walford, *Cyclo.*)

1844. In this year the feeling of Dissenters, with reference to the requirement of the certificate, was strongly manifested.

In November, a man named Nash, of Oxford Arms Passage, Warwick Lane, Newgate Street, plater, insured in *Sun*, sustained a loss, and he could not procure the necessary certificate.

There was much correspondence in the newspapers on the subject of the requirement. It was commenced by a person signing himself *John Dell*, with special reference to the hardship inflicted on Dissenters, the procurement of the certificate being a Condition precedent to which all must submit.

The *Sun*, by advertisement, 26 November, 1844, intimated that the certificate, "which has rarely been required, is now dispensed with altogether. Persons insured in this Society may therefore consider that part of the Conditions as withdrawn, or if they wish it they may, by sending their policies to the Office, have an endorsement to that effect made thereon."

The requirement of the certificate being thus abandoned, the case went to trial in Common Pleas, 27 and 28 February, 1845.

Loss stated as 3,000*l.* Claim, total loss of 2,000*l.* insured. Verdict 250*l.*

DAYS OF GRACE.

1794. Tarleton and others *v.* Staniforth and others. *Liverpool Fire Office* of 1777. King's Bench.

Plaintiffs insured by policy dated 10 December, 1788, which, after reciting that they had paid 7*l.* 10*s.* for six months' insurance, declared that so long as they should pay that sum at the times named, and the Trustees or Acting Members of the Society should agree to accept the same, the funds of the Company should be liable to pay to the Plaintiffs such loss or damage by fire as they might sustain, not exceeding 6,000*l.*

The second half-year's premium was paid, and carried the insurance up to 10 December, 1789, exclusive of the Days of grace. Fire happened 11 December.

Renewal premium tendered after fire, and refused.

Defendants pleaded (*inter alia*) that the Plaintiffs did not pay the premium before 10 December, as they ought to have done, in order to have continued the policy to the time when the loss happened, and that the renewal premium was not tendered till after 10 December.

The case came before the Court on demurrer to these pleas, and judgment was given for the Defendants.

Lord Kenyon said :—

It is admitted that the insurance did not extend to half a year and fifteen days, and that completely puts an end to the whole case.

The Plaintiffs stipulated to pay 7/- 10s. half yearly on 10 June and 10 December, and that they would, as long as the managers agreed to accept the same, make their payments within fifteen days after the time limited, but no insurance is to take place until the premium be actually paid. The continuation of the term therefore depends on two circumstances which may both occur, namely, that the Insured should pay the 7/- 10s., and that the Insurers should agree to accept that sum. Barely stating these facts is sufficient to show that the Plaintiffs are not entitled to recover.

1796. Judgment affirmed in Exchequer Chamber. (Walford, *Cyclo.*, ii. 175.)

1805. Salvin and others *v.* James and Langston. *Sun.*

In this case the Office, before the expiration of the year of insurance, gave notice that it would not continue the risk unless an increased premium was paid. A fire happened during the fifteen days without such additional premium having been paid. The Office was sued under its policy which was issued in pursuance of the provision of its advertisement of 1794, stating that policies taken out for a year protected the Insured for fifteen days beyond the date of expiration (see *Days of Grace*, p. 376), and it was held by Lord Ellenborough that the effect of the Advertisement and Condition together was to give the parties an option during fifteen days to continue the contract or not; with this advantage on the part of the Insured, that if a fire happened during the fifteen days, though he had not paid his premium, the Office should not after such loss determine the contract, but that this did not deprive the Company of the power of so doing at the end of the term by making their option within a reasonable time before the end of the period for which the insurance was effected, as they had done in this instance.

Further, that when the premium was received the effect of it was to give the Insured an insurance for another year, to be computed from the end of the preceding year, and not of the fifteen days. (Walford, *Cyclo.*, ii. 176.)

The premium was tendered after the fire, and refused.

Held that the Company was not liable. (*Ellis*, pp. 53-58.)

There have been various cases decided in the Law Courts on different points during late years, but it is beyond our purpose to give particulars of all legal proceedings to the present time.

CHAPTER V.

RATES OF PREMIUM.

FOR all modes of charging premiums prior to the establishment of the *Exchange House* Fire Office we must refer to our notices of the respective offices and to Walford's *Cyclopædia*, iii. 570.

Of the charges made by the *Exchange House* Fire Office we have no knowledge beyond the fact that it was collected quarterly.

In 1710 the *Company of London Insurors*, alias *Sun Fire Office*, charged—

First quarter, 1*s.* stamp duty.

2*s. 6d.* premium, } with *British Mercury*.
Afterwards, 2*s. 6d.* per quarter, }
2*s.* per quarter, no *Mercury*.

Every insurance was to terminate at a Quarter day.¹

The first charge applied to any part of the quarter when the Insurance was effected, as well as to the whole quarter.

This arrangement was soon altered for we find—

21 June, 1710. Every person that takes out a policy in the second month of the quarter shall pay but two shillings the ensuing quarter, and he that takes out one in the third month shall pay but 1*s. 6d.*, and that this resolution be published after a month is past in the next quarter.

In Dec., 1710, the Office advertised that all those who took out their policies in the second or third month after Michaelmas last, for which full quarteridge was then received, shall have an abatement made in proportion to the time of their entry in this second quateridge, but not to pay less than 1*s.*, being for the Stock in Bank, towards the payment of the claims.

There was not any classification of risks.

Mr. Atkins, in his work on the *Average Clause*, expressed an opinion

¹ So far as we know, there is no country in the world besides the United Kingdom of Great Britain and Ireland which requires Insurances to be made to expire at one or other of the four Quarter days.

that "the subscriptions were confined to the proprietors of ordinary dwellings and shops, while all buildings and trades of a more hazardous description were altogether excluded."

Such, however, does not appear to have been the fact, for we find policies—

On Goods in a Sugar House,
On Goods in Still-house of a Distillery,

Each at the usual quarterage.

The following will serve as specimens of the early advertisements of the Company relative to terms of insurance :—

The
British Mercury
published by the
Company of the *Sun* Fire Office in Threadneedle
Street behind the Royal Exchange, London,

where in due form Policies are delivered out for insuring Houses, moveable Goods, Furniture, and Wares from Loss and Damage by Fire in any part of Great Britain to the value of 500*l.* each Policy, to any person who shall take them paying the Stamp Duty.

In No. 377 of *British Mercury*, 1712, 24th Sept., the advertisement proceeds :—

and 2*s.* 6*d.* for the first Quarter, which they are to pay afterward within 15 days after every Quarter day; but those persons who shall have policies in the months of September, December, March, and June shall pay only 1*s.* for their second Quarteridge, and for those policies delivered at any other time of the year the persons insured are to pay, besides the above 1*s.*, so many twopences as there shall be weeks from the date of the said policies to the next Quarter day.

The rest of the Conditions of the Insurance are contained in the Company's proposals printed 4 July last, which are to be had gratis at their Office.

And the Company declare that the Affirmation of any Quaker shall be allowed instead of the Oath mentioned in the 11 Article of said proposals.

As has appeared under "Proposals," the Office intended in the outset to charge 6*d.* per cent. extra per quarter for Insurances in the Country. In 1720 they advertised, in July, their premiums for insuring houses, goods, and merchandize from loss by fire in any part of the kingdom as being "at the easy Rate of 2*s.* 6*d.* per Quarter, with a Book entitled the *Historical Register*, and 2*s.* a Quarter without it," not exceeding 500*l.* for each policy, the subscribers being liable for no further contributions.

In July, 1721, they agreed to insure—

1,000*l.* on House and Goods for 5*s.* per quarter.

500*l.* on House or Goods for 2*s.* per quarter.

Occupiers of small houses—

300*l.* House and Goods for 2*s.* per quarter.

The *Royal Exchange* Corporation and the *London Assurance* in their first proposals of 1721 adopted some classification of risks with increased rates.

1723. The *Sun* charged for 1,000*l.* 20*s.* per annum.

"	"	"	500 <i>l.</i> 8 <i>s.</i>
"	"	"	"
"	"	"	300 <i>l.</i> 8 <i>s.</i>

and in 1725 for hazardous trades and thatched risks 3*s.* per cent. per annum.

In Jan., 17²⁵₂₆ it was resolved not to accept any new insurances or arrears on houses on London Bridge without the authority of the Committee (see 1744-⁴⁵₄₆).

After the fire at Gravesend in August, 1727, it was stated that—

All severe losses were on thatched or timber and plaster buildings adjoining, and it was determined not to accept new insurances on such property.

Circular to agents :—

The Great Fire at Gravesend, and many other Fires lately happening among Timber Buildings adjoining to each other, where this Office have and will suffer very much, and the Committee, considering the extreme hazard in the like Insurances, have come to the following Resolutions, which you are desired punctually to observe, and make a report to the Office of the situation and circumstances of the Buildings insured within your Collection, that the Office may find out means, if possible, to act for the best Security of themselves, and to give all reasonable satisfaction to the Insured.

Probably the Resolutions referred to were similar to the Instructions given to the Gravesend agent, viz.—

No new Insurance to be taken on Timber or thatched Buildings.

" " " " adjoining Timber or thatch.

No arrears on Policies on such Risks to be received.

No Renewals to be accepted on such Risks except by Special Orders.

Express in the policy, if standing alone, or adjoining similar Buildings.

The Office intends to avoid hazardous Insurances, and none more so than Timber and thatch adjoining.

In 1727 the Office raised its rates and adopted a classification more in accordance with that of the *Royal Exchange Assurance*, charging graduated rates according to the amount insured.

The practice of charging higher rates for larger risks, which had been justified by Rev. D. Wilkie, of Edinburgh, in his work on *Interest and Annuities* (1794), was generally abandoned in 1804, mainly it is supposed in consequence of the establishment of the *Globe* and *Imperial* with large capitals.

In 1727 the Office altered their proposals and policies by inserting in

Article X. of the former, and, in the Covenant of Liability in the latter, the words :—

"So long as the (Managers) Trustees or Acting Members of the Society for the time being shall agree to accept the same" (*i.e.*, the premium).

This alteration led to some correspondence with dissatisfied Insured, whose premiums were apparently to be increased, and the power of the Office to raise its rates on existing policies was disputed by them. The office declared that it insured 20 per cent. cheaper than any other Office.

In the same proposals it was stated in Article X. :—

"All persons insuring shall, upon their taking out a policy, pay the premium to the next Quarter day, and from thence for one year more."

1744, Oct. The City were rebuilding the houses on *London Bridge*, and offered them for insurance. If the Committee of Management approved, they were to agree with the City on terms and conditions proper for the benefit and advantage of the Office.

1745, 9th Jan. Persons occupying old buildings on *London Bridge* applied to insure their goods and stock. After survey it was decided to accept risks on this side the Drawbridge leading to St. Magnus' Church at 10s. per cent., which the parties were willing to pay, such being fair risks by reason of their situation and nearness to the Water Works.

In 1762 Waterside risks were accepted and rates raised.

1775. The district on both sides of the river below London Bridge was declared hazardous. Rates were not adequate: almost all the property was insured in the *Sun* as other offices declined the insurance thereof. Rates again raised.

1782. A new classification of hazardous risks and trades made at the time of the establishment of the *New* or *Phoenix* Fire Office.

1794. Special rates fixed for merchandise west of Irongate, and not within the Waterside district.

1803. Some trades raised from common to hazardous premium in consequence of frequent losses thereon.

From this time much more minute attention was paid to the rating of risks, and especially of mills and manufactories.

1805. This year the *London Docks* were opened for business, and the following rates were fixed :—

	s. d.
Insurances in the London Docks Warehouses to be taken, till such time as the future regulations of the Directors of the Docks shall enable this Company to form more particular rules for insurances in those Warehouses, at	3 6
Insurances in the vaults of the London Docks Warehouses to be taken at	3 0
Insurances in the Tobacco Warehouse to be taken at	3 0

The rate for insurances on the buildings as may be perfectly completed to be reduced to 3s. 6d. as the policies expire.

1808.

	s. d.
Theatres in London were rated at	63 0 per cent.
" Country, small, were rated at	21 0 "
" " large " " 	31 6 "

1825. In order to meet the competition of the new companies established in 1824, there was a general reduction in rates of 6d. per cent., which thereby established the 1s. 6d. rate. It was at first intended to limit the reduction to non-hazardous risks, but that was soon found to be impracticable.

Gradually risks of a special character became subject to ratings fixed by the Offices conjointly, beginning with Mercantile risks at Liverpool—Mills, and Mercantile risks in London, which ultimately led to the system of Tariffs which has for many years prevailed under the control of the Fire Offices Committee.

SURVEYORS OF RISKS.

The Office was not long in discovering the necessity for some supervision of the character of the risks insured.

Early in 1714 it was ordered that a surveyor (bricklayer and carpenter) be ordered to view the houses already insured, and likewise those that shall be henceforth insured.

In 1715 all insurances in the Country were to be surveyed.

The inspection in London was continued after a few years by two of the Acting Members, and under one name or another Surveyors of Risks have since that time formed part of the regular staff of the Office.

CHAPTER VI.

POLICIES.—FRENCH POLICIES.—MARKS.—RENEWAL RECEIPTS.
DAYS OF GRACE.

POLICIES.

EXCHANGE HOUSE FIRE OFFICE.

FROM certain statements in the *Sun Fire Office* books, it would seem that Povey issued at least as many as 4,241 policies. These were quarterly insurances, and we have no reason to suppose that any renewal receipts were ever issued.

The number of insurances actually in force at the time of transfer to the *Company of London Insurers* was therefore probably small.

No specimen of their policy is known to be extant, but, considering the expression in the Salvage Corps Scheme (p. 266) "when they receive their dividends," and the wording of the *Sun Fire Office* policies as to receiving a proportionate share of loss, we are inclined to believe that the *Sun* policy was a copy, or nearly so, of that used by Povey.

Povey's policies had his Coat of Arms affixed thereto.

COMPANY OF LONDON INSURERS,

or

SUN FIRE OFFICE.

We have already called attention to the advertisement which it said appeared in the first number of the *British Mercury*, 27th March 1710, intimating that in a few days the Company's policies would be ready, and delivered gratis to all persons who had subscribed to the *Exchange House Fire Office*, etc.

The business of the new Company (which was settled by deed on 7 April, 1710) commenced on 10 April, the date which their first proposals bore.

During the first twelvemonths about 1,000 policies were issued, and during the second year a further number of about 800.

The form of policy appended to the proposals of ^{10 April} _{16 August}, 1710, is as follows:—

This present Instrument or Policy Witnesseth,
 That whereas hath hereby agreed to pay or cause to be paid to ¹ the Company of London Insurers at their Office in ² the sum of 2s. 6d.³ within ten days after every Quarter day for the Insurance of from Loss or Damage by Fire

Now know ye that so long as the said shall duly pay or cause to be paid the Sum of 2s. 6d.³ a quarter at the times and place aforesaid, the Company of London Insurers do in consideration thereof bind themselves, their heirs, Executors, Administrators and Assigns, by these presents, to pay and satisfy to the said heirs, Executors, Administrators and Assigns, within ten days after every quarter day in which shall suffer by fire whole Loss, if there be a sufficient sum of money in Bank to satisfie all the claims that shall happen that Quarter, or a proportionate share, according to the exact tenor of their printed proposals dated the 10 April,⁴ 1710, and the intent and meaning of the whole,⁵ and farther to cause to be delivered gratis to the⁶ said House or order⁷ three times a week the⁸ paper called the *British Mercury*. In witness we the members of the said Company have hereunto set our hands and common seal the day of in the Year of our Lord, 171—.

Seal'd and deliver'd
 (being stamp'd according to
 Act of Parliament) in the
 presence of

At the end of the proposals of 30 August, 1710, for the Country is the form intended for use by Agents, but such seems to have been abandoned.

We briefly indicate the differences between the two forms :—

1. After "paid to" insert "the agent of."
2. For "their office in" read "his house in."
3. For "2s. 6d." read "3s."
4. For "10 April" read "30 August."
5. Dele "and the intent and meaning of the whole."
6. Insert "friend or correspondent of the."
7. For "House or order" read "in London."
8. Before "paper" add "printed news."

The register of the policies issued was kept in the order in which such documents were delivered, not as they were prepared, so that the first entry is No. 60, 11th April, 1710, whilst No. 1 appears under date 17th April, and it was a long time before they were registered in numerical order. In fact the book was called :—

Day Book of the Delivery of the Policies for the
 Company of London Insurers to the Subscribers
 for Insurance from Fire.

We record the particulars of the two insurances above referred to :—

No. 60. To Mr. Oliver McKey, next door but one to King Henry

y^e Eight's Head in Southampton Buildings in y^e parish of St. Andrew, Holbourn, in Com. Midx., Tayler, for his Goods.

No. 1. Mrs. Mary Height, at the Blackmoors Head in Exeter Street in the parish of St. Paul's, Covent Garden, Com. Middx., Victr., for her Goods.

The sum insured was from the first "not exceeding 500!." (Walford is in error, *Cyclo.*, iii. 571, in stating it at 100!). and although a person's goods might not be of that value, he had to pay the same amount of quarterage.

The policies were not always filled up in the Office. The Walkers were provided with blank forms to fill up, particulars of which they had to report. When parties removed it was required that notice of removal should be given. A new policy was then granted for the new address, but with the same number, for which the stamp only was charged.

After six months the Office determined that policies might be endorsed, not exchanged, for removals.

In 1714 it was decided that in future policies were to be filled up in the Office only, not by the Walkers. In 1725 Agents were no longer permitted to fill up policies.

In 1716 the form of policy was as follows:—

This present Instrument or Policy witnesseth that whereas Somerset English of the Royal Palace of Hampton Court in the Co. of Middx., Esq., hath hereby agreed to pay or cause to be paid to the Company of the Sun Fire Office in London the Sum of Two Shillings within 15 days after every Quarter day for the Insurance of his house only being the Toy near the said Pallace now in the occupaōn of from Loss and Damage by fire.

Now know ye that so long as the said Somerset English shall duly pay or cause to be paid the Sum of Two Shillings a Quarter at the times and place aforesaid the Company of the Sun Fire Office do, in consideration thereof, bind themselves, their Heirs, Executors, Administrators, and Assigns by these presents to pay and satisfy to the said Somerset English, his Heirs, Executors, Administrators and Assigns within 15 days after every Quarter day in which he shall suffer by Fire, his Loss not exceeding the Sum of Five Hundred Pounds according to the exact tenor of their printed proposals dated the 19 January, 17¹⁴.

In witness we the Members of the said Company have hereunto set our hands and common seal the twentieth day of Septemb. in the year of our Lord 1716.

Sealed and delivered, etc.



Here it may be noted that the Contract is with the Company of the *Sun Fire Office*, and not, as in 1710, with the Company of *London Insurers*, and the clause as to insufficiency of money in bank to pay losses in full is omitted.

No copy of the proposals referred to is extant, unless those found in our copy of the *Historical Register*, and dated 22 April, 1716, are, as we imagine, the same.

Walford, in *Cyclo.*, iii. 478, 479, did not seem to be aware that the form of policy had been altered prior to 1726.

We have no means of knowing the exact date of the change, whether 1712, 1715, or 1716; reasons might perhaps be assigned in favour of either date. One of the two latter dates is, however, the most probable.

In 1717 the Policies were printed "Sum of 500*l.*"

1720 " " Sum of Hundred Pounds."

Between these dates the Office adopted the plan of issuing policies for other sums than 500*l.*, a measure possibly forced on them in consequence of the *Westminster* insuring for 100*l.*

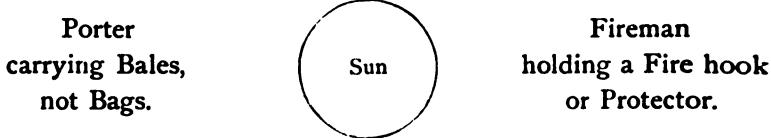
In 1725, it was ordered "that the Policies be on larger paper" (*they had hitherto been on foolscap size*) "and from a copper plate, with the Sun designed on the Topp, and that Mr. Cartwright" (*the printer*) "be desired to provide a plate accordingly."

The alterations in the form of policy and in the proposals, at this time were the work of Mr. Thomas Watts, Secretary to the Board, to whom the Office was much indebted.

The Policies were printed in Letterpress, and not Copper-plate.

The picture may be thus described :

Oval Tub Engine worked by a Lever at each end.



Sun Fire Office Insurance.

The costumes of the men are different from those on the present policies.

This picture was used from 1727 up to 1744 at least.

The introductory clause of the policy began

This present Instrument

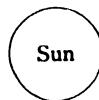
and in the Covenant the words before alluded to "so long as the Trustees, etc., agree to accept the same," were inserted.

In 1730, there was a new form of policy, and although the Office has no copy thereof, it was probably the same as that of 1734, which commenced ~~Whereas~~, and was executed with three seals instead of one.

On a policy of 1748, the picture is

Large Manual Engine.

Salvage
man.



Fireman
with Axe.

Sun Fire Office.

On the policies of 1763 the position of the men is reversed.

After that date we do not think that the form of policy underwent any material alteration until the adoption of the uniform form recommended by the Fire Offices Committee in 1870.

As to the hour of expiry of policies it was generally understood that as regarded annual policies that was 12 o'clock at night; but in respect of short period insurances the time specified in the policy was 6 o'clock in the evening.

On 8 February 1855, the Committee of the *Sun Fire Office* altered that hour to 4 p.m., in accordance with the policies of the *Phænix*, *Globe*, and other Offices.

Before quitting this subject, we may notice a few curiosities.

During the first twelve months the Office issued about 1,000 policies, and as an evidence that there was little room for another Office to insure Houses, we may state that out of the whole number there were only

79 on Houses,
4 on Chambers,

and the remainder were on Goods.

We may mention a few of the Building Insurances out of the 79 above referred to.

Dwelling House next door to the Gate, London Bridge, Southwark.

Queen's Pantry, Kensington.

The Jonah, London Bridge.

Stephen Ram, in parish of Hackney, Goldsmith,

on his house, being the signe of the Angell, in Lombard Street,
London.

House near Battersey Church, facing the Landing.

The Two Pine Apples, Kensington Square.

The Dolphin, Lombard Street.

The Minister of the High German Lutheran Church, Trinity Lane,
Corner House, against Church.

House next door but one to the Barber's Pole, King Street, Rotherhithe.

The Black Raven, Battersey.

The King of Bohemia, on Turnham Green.

Next door to Vine Ale House, Parson's Green.
 Blackboy and Worm, Houndsditch.
 Golden Fleece, Fleet Street.
 Next the Naked Boy, Broad Street, Ratcliffe.
 The Pidgeon and Parrott, London Bridge.
 Rainbow and Anchor, Leadenhall Street.
 The Paper Mill Sign, St. Olaves Street, Surry.
 The Two Knive Cases and Dagger, London Bridge.
 House at Dick's Shore, Stepney.
 Three Pidgeons, St. Saviour, Southwark.
 House wherein Mr. Waters now dwelleth, near the Half Moon Inn,
 St. George the Martyr.
 House 2 doors from his now dwelling house, wherein James Paris now
 dwells.
 Bell and Lyon, Princes St., St. Christopher le Stocks.

The relative proportion of insurances on buildings to those on goods does not seem to have improved in 1712-13 according to the statements in the *British Mercury*, for therein was published an alphabetical list of persons insured by *Sun Fire Office*, and who receive the *British Mercury*.

Each was marked whether House or Goods were insured. It appears from the first list that there were

2,230 Policies on Goods,				
184	"	Houses,		
39	"	Houses and Goods together.		

included in these were

3 persons, each with 4 policies on Houses				
2	"	"	3	"
2	"	"	2	"
9	"	"	2 policies on Goods.	
I person, with			4 policies on Houses and Goods.	

In No. 394 of *British Mercury* it was stated that names of subscribers had been omitted or misspelt, others had not their due titles.

Errors might be taken in ill part. The Company assured them it was not voluntary, but occasioned through the hurry of business and want of time to examine books and compare lists. Policies in no way invalidated—they remained in full force.

A true and perfect list will soon be printed.

In No. 451, 24 February, 17¹³₁₄, the corrected List began to appear but still there were some inaccuracies.

The first 10,000 Policies were issued		in	7 years.
the next 30,000	" were issued each 10,000 in 3 years		9 years.
" 10,000	" "	in	4 "
" 50,000	" "	"	14 "
100,000			34 years.
The second 100,000	" "	"	19 "
third 100,000	" "	"	8 "
fourth 100,000	" "	"	7 "
400,000			68 years.

In May of the year 1892 the numbers had reached to 5,300,000.

FRENCH POLICIES.

Under such a heading there are many entries of insurances in the Day Book of 1710 before referred to, and there can be no doubt that the holders of such policies were French Refugees, or members of their families.

The connection was probably formed by Povey, who at a later date caused his "Enquiry into the miscarriages of the 4 last years reign," and also his "Memorial of the proceedings of the late Ministry, etc." to be translated into French for the benefit of the "poor French Protestants in Spittlefields."

In order to secure this important connection, the Office published a French edition of the *British Mercury* (p. 308), printed proposals in French, and employed French Walkers to canvass for business, of whom Mr. Justice, who has been already mentioned, was the principal one.

The policies would seem to have been issued on the English form.

No copies of the proposals or conditions in French have come down to us.

In the list of French policy-holders is

Peter Boyer, of King Street, St. Giles in fields, Distiller, a maternal ancestor of the writer, and the names of several insured are found therein, whose descendants have, within the last half century, been connected with the Office.

MARKS.

The practice of affixing Marks to Houses insured was adopted at an early period of Fire Insurance.

We have no information whether DR. BARBON made use of Marks to indicate buildings which were insured with him, but we are disposed

to think that if he did not employ firemen (*see p. 22*) neither did he supply his policy-holders with such tokens.

The FIRE OFFICE which succeeded Dr. Barbon in 1680, maintained a body of firemen in livery, with badges, the emblem being a Phœnix, from which, in 1705, the Company assumed the name of the *Phœnix* Office.

The adoption of a Fireman's badge was the usual precursor to the adoption of a Mark, and we find (p. 46) that the Fire Office instituted the use of Marks.

The *Corporation of London* did not, so far as we are aware, engrave upon its Insurance scheme the adoption of Marks, although they contemplated having fire engines and a body of firemen.

1684. The *Friendly Society* in their Breviate, stated that "no house is to be esteemed a Secured House till the Mark hath been actually affixed thereon." The reason assigned for such a regulation was "to prevent Fraud, in getting any Policy by indirect means after a house is burnt."

In 1705 this Society offered a reward for the discovery of the persons who had stolen some of the Marks of the Society.

We have at page 67 referred to the character of the Mark of the *Friendly Society* (a Sheaf of Arrows) which is said to have been found on one of the houses burnt in the fire at Gravesend in 1727.

We are unable to state the device adopted by Messrs. Spelman and Hale for the Mark of the *Friendly Society* upon its establishment in 1683, but after the death of the former in 1698, the crest of Hale seems to have been used.

1696. The *Hand in Hand* regulation was similar to that of the *Friendly Society*, though we are not aware that they assigned a similar reason for stating that no House, Chamber, or roome was to be deemed insured until the Mark of the contributionship was placed thereon.

The Mark of the *Hand in Hand* was two hands clasped with a Crown over them.

We have no evidence that the *Charitable Corporation or Lombard House* Fire Office, used Marks, although they professed to provide watermen with coats and badges; probably as they only insured Goods they did not deem it necessary to have them.

1708. According to the Salvage Corps Scheme of Povey's *Exchange House* Fire Office under this date, the use of Marks is carried further.

Every Subscriber to his Goods Office—

Shall have a mark representing the Sun nailed up against their houses, which mark is to be numbered with the number of the Subscriber's Policy, and there remain so long as the Subscribers continue to pay their Quarteridges. But if any of the said Subscribers fail to pay their Quarteridges when due, then by the order of Mr. Povey the said mark shall be taken down from the house of the person so omitted to pay his or her respective Quarteridge as aforesaid.

The Mark so affixed was to be the guide to the Salvage Corps men as to the houses at which they were to render assistance in the event of fire.

1710. *Sun.* The proposals of 10 April stated that every person insured shall have the Mark of the Sun fixed upon his house gratis in order that the houses of those persons insured may be known by the said firemen.

Premiums were to be paid within 10 days after every Quarter-day upon forfeiture of the policy, and the Sun Mark, which the Company shall have free liberty to take down.

There has recently been discovered in the vaults of the *Sun Fire Office*, amongst some old papers, etc., the Mark for Policy No. 83

The painting (blue ground) and the gilding of the Sun are in very good state of preservation for their age, though of course they are not so fresh as they were 180 years ago. The Mark does not appear to have been affixed to the house.

The Policy to which that Mark belonged was delivered or dated Jan. 13, 17¹⁰, and was granted to "William Skelton, next the Church, in Church Row, in the parish of Fulham, Com. Middlesex Gent., for his House."

The clause as to removal of Marks was omitted from the proposals in 17¹⁴, yet in 1719 we find the following directions:—

1719. 11 Nov. All the Marks of Relinquishers to No. 7319 inclusive to be taken down and brought into the Office.

2 Dec. Vaughan to go and visit all the Relinquishers of the Office, and take down the Marks; but if he can prevail with any to take a policy with the same number of Mark already up, to let stand, and 1s. shall be allowed in the price of the policy, and Vaughan be paid 6d. for every such insurance.

The removal of the Marks must have been rather a troublesome, and we should have thought an expensive, arrangement.

When Marks were removed from houses of persons who relinquished their insurances, they were to be altered in their numbers by adding one or more figures, and were not to be put up again at the lowest numbers.

17²⁷₂₈ Jan. Figures were to be painted, not stamped on the Marks.

1807. The number on the Mark will not agree with the number of the Policy. No Marks will be sent into the Country except for new insurances on buildings, not for contents, short-period insurances, or in lieu of old policies.

Hitherto the Marks had been of lead. About this time the material was altered to tin, and for a long period they have been of copper.

1714. The *Union* adopted as its Emblem and Mark—

"Two pair of joined hands crossed," denoting Union, and the porters and watermen wore the Society's livery and badge.

1717. The *Westminster* employed firemen, and doubtless on the establishment of the Office, adopted the Arms of the City of Westminster as their Emblem and Mark.

1718. *Bristol Crown*. We cannot speak positively respecting this Office, but we think from early times they adopted a Crown for their Mark.

1721. The *Royal Exchange* and *London Assurance* Corporations each adopted for their Mark the same figure as on the Badges of their Firemen and porters.

1720. *Friendly*, of Edinburgh. We have no knowledge of the practice of this Office.

1780. The *Salop* adopted the three faces (Loggerheads or Leopards, p. 216) for their Mark.

1782. The *Phœnix* adopted a representation of a Phœnix rising from the Flames, p. 218.

1783. *Newcastle-on-Tyne* Office—Three Castles.

1790. *Wiltshire and Western*, alias *Salamander*—a Salamander amidst flames.

1792. *Norwich*—the City Arms—Castle and Lion. Mark cast in lead.

1797. *Norwich Union*—Mark cast in lead—Device, two hands clasped, painted in Vermilion and Gold.

1822. On amalgamation of the two Companies the figure of Justice formed the Mark.

1799. *British*—a Lion.

Of the practice of other Offices established between 1767 and 1800 we have no knowledge, but perhaps we should not be far wrong in saying that at that time Marks were deemed to be a necessity, and that with some device or other they were generally adopted.

Extending our remarks to the present Century, we may say that the *Albion* (established 1805), announced—

It is not the practice of this Office to affix any Marks on Buildings. It is known that such Marks are used only as a mode of advertisement. They continue on Build-

ings many years after Policies have ceased, and afford no guide whatever to the firemen of any Company to regulate the attention they might show to persons really insured.

Most, if not all of the other Companies established in the first half of the present century made use of Marks, many of which can be seen to this day on houses in London, and although the practice has greatly diminished, it has not died out.

We are inclined to think that the use of Marks, as indicated by the *Albion*, prevails in the present day, though the purpose is not avowed.

As has been shown, the use of the Mark was originally intended for an indication to the firemen of the respective Offices as to what property was insured in their Company, so that they might protect it in case of fire.

Since the amalgamation of the various fire brigades, and probably long before, such reason for the use of Marks has no longer existed.

Many of the small Offices, which have from time to time sprung up and died out after a short struggle for existence, never probably thought of adding to their expenditure (always too heavy) the cost of Marks.

Prior to the establishment of the penny post, the *Sun Fire Office* delivered its policies within a certain radius of the Royal Exchange by messengers (old firemen), and they were in the habit of taking with them in their daily walks a supply of Marks, with hammer and nails, in order to affix Marks to buildings if the insured so desired.

We believe that Marks are, up to the present time, to be obtained from the generality of the older Offices upon application.

The affixing of Marks to property insured has not yet fallen into desuetude, but it is very possible that in another half-century the custom will be found to have been abandoned.

1752. *Philadelphia Contributionship*. The description of their Fire Mark is given at p. 254.

In 1784, the *Mutual Assurance Company*, of Philadelphia, a secession from the preceding, adopted the device of a Green Tree, as has been already explained.

In *Notes and Queries*, Series V., vol. iv., p. 128, attention was called to a discovery in America, which is a fruitful theme for conjecture.

Some time between 1860 and 1870 a very old house, called Wharton House, in the south part of Philadelphia, was pulled down. In the front of the house a Festival was held about 100 years before, when the British Army was in possession. In removing the walls, an iron plate about one foot square was discovered (apparently a Mark, or as it was then called a Fire Badge) unlike those in use by old established Companies in Philadelphia, with a representation thereon in relief of a hand Fire Engine, with the letters F.I.C. underneath.

The Enquirer would lead us to suppose that the Mark must have been affixed to the Building prior to 1770. He admits that the Mark

was unlike those of "the old established Companies in Philadelphia," to which we have just referred; but he did not seem to be aware that at the date referred to there was only one Company in existence in America. We do not believe that any English Office was then operating in that country, and the Mark in question does not correspond with any in use by English Companies.

Further investigation, now doubtless impossible, might have proved that the Mark belonged to a later date than was supposed, and was affixed by some more modern Company. Could it have been the *Franklin Insurance Company*?

There are numerous houses in London and the Country from which Marks have not been removed, and to which several Marks are attached.

This was noticed by the Author of *New Tory Guide*, published 1816, in a poem entitled "*Par nobile fratrum*," written on the occasion of the departure of Lord Castlereagh and General Stewart for the Continent, to a Congress at Chatillon sur Seine, which met on 5 February, 1814.¹

For not e'en the Regent himself has endur'd
(Though I've seen him with badges and orders all shine
Till he look'd like a house that was over-insured)
A much heavier burden of Glories than thine."²

Besides the question of Marks being used for the purpose of advertising an Office, it has been assumed that they would form a sort of protection in times of commotion and incendiarism, as indicating that any loss occasioned by such means would not fall on the owner of the property, but on an Insurance Office.

In 1842 the *Sun Fire Office* Agent at Berlin inserted a Clause in the Policies, requiring the parties insured to have a Mark. In explanation he wrote

"There appears to be some superstitious feeling connected with the use of the *Sun* Mark, and it seems that it is considered as a protection in various ways by the country people. In order to protect the Marks from the weather, they frequently surround them with a little wooden frame, and in the Catholic districts of Silesia, people may be seen kneeling to the figure of the Sun, under the idea that it is dedicated to holy purposes."

"I believe that the Office cannot be prejudiced by feelings of this sort among an innocent people."

¹ Lord Castlereagh was assisted by his brother, General Sir Charles Stewart, afterwards Marquis of Londonderry, and by Lords Aberdeen and Cathcart.

² Walford in his quotation of the stanza says "mine." The context requires the word to be "thine," which is the correct reading according to a MS. copy of the poem made at the time of its publication, by the father of the writer.

RENEWAL RECEIPTS.

So far as we are aware, the *Sun* was the first Office which adopted the use of Renewal Receipts instead of granting New Policies or (as some Companies did) endorsing the renewal upon the Policy every time the Insurance fell due. At the commencement they were signed by two of the Acting Members.

In *British Mercury*, of 24 June, 1713, it was announced that—

Because it would be almost endless for two members of the Committee to set their hands to so great a number of receipts as there are persons now insured in the said Office, the Company have thought fit to print 'em, on fine paper, in the form and character following, to avoid being counterfeited, which being filled up and witnessed by the men who deliver the *Mercury* will be a good discharge for each person's Quarteridge.

The form was printed in Script type, with the names of two Members. It was discontinued in 1714, when ordinary type was used with facsimile signatures of two Members. The practice of using Members' names was discontinued in 1820.

DAYS OF GRACE.

We know nothing of the practice of the *Fire Office*. The *Friendly* inflicted a fine upon any Member who omitted or neglected to make his annual payment within forty days after it was due. We have no information respecting the *Hand in Hand*.

1710. *Sun* allowed ten days, which was extended to fifteen in 1712.

1720. *Friendly* of Edinburgh gave thirty days' grace, and shut out all claims for loss arising within the period, unless the premiums were paid.

1721. *Royal Exchange* fixed fourteen days.

" *London Assurance* did not allow any; but required the premium to be paid before the day on which it fell due.

1724. *London* adopted fourteen days, the same as *Royal Exchange*. After this date there was no special reference to days of grace in the early proposals of either Office.

1782. The Act 22 Geo. III. c. 48, specified fifteen as the number of days of grace.

1789. *Sun* advertised for parties to pay their premiums on or before the 9 April, when the fifteen days allowed over and above the time they are insured for will expire.

1794-96. We have the decision of the Courts in the case of Tarleton *v.*

Staniforth & others (*see Proposals, etc.*—p. 356) said to be a standard decision on the point.

In consequence of that decision the Fire Offices generally advertised what was their practice.

The *Sun* advertised as follows:—

SUN FIRE OFFICE, 10 July, 1794. In consequence of several applications, the Managers of this Office do hereby inform the Public that all persons insured in this Office by Policies taken out for one year or for a longer term, are and have always been considered by the Managers as insured for 15 days beyond the time of the expiration of their Policies, but that this Allowance of 15 days does not extend to Policies for shorter periods, which cease at 6 o'clock in the evening of the day of the expiration of the time mentioned in those policies.

HUGH WATTS, Secretary.

1805. In the case of *Salvin v. James and others*, the question of the fifteen days was again a subject for legal consideration (*see Proposals, etc.* p. 357).

1805. The *Westminster* fixed fifteen days, and if a loss arose during those days of grace, the premium was to be paid as from the date of expiration of the policy, so as to cover the loss or damage to the extent insured.

We will mention one other case.

1860. Oct. Loss on Goodhart's Sugar House.

A fire happened during the fifteen days, and all Offices concerned except the *Liverpool and London* were said to have refused to receive the premium. *Phoenix* Policy was not then expiring.

Mem. by Offices :—

As to the opinion that they would repudiate the loss, such an intention was never entertained for a moment by any one of the Companies concerned. Goodharts were informed at the earliest possible opportunity that on their giving an assurance that it was their intention to have renewed their insurances, without reference to the occurrence of the fire, the Offices were willing to accept the renewal of their policies for the current year.

Messrs. Goodhart wrote to the papers that the Offices never denied their liability.

The days of grace are only allowed in view of a renewal of the policy. If for any cause the Office declines to renew, or if the Insured signifies his intention not to renew, or declines to comply with the Office conditions for renewal (such as increased premium) or does any act to show an intention to discontinue his insurance, the days of grace do not apply, as the purpose thereof ceases to exist.

CHAPTER VII.

LOCALITY OF THE OFFICE.

THE first Meeting of the *Company of London Insurers* was held at the *Exchange House Fire Office* (Povey's Traders' Exchange House) in *Hatton Garden*, it being declared in December, 1709, that Povey, by his own desire, was not allowed rent for the *Exchange House* Office. There they continued to meet until 24 March, 1709-10, when they hired an office, as follows :

This day the Company did agree with George Causey (*called afterwards Coffeeman*) for one room in his house called the *Paul's Coffee House*, for one year, at 15*l.* per ann., with the use of the forward Room for the General Meetings upon due notice, with a closet for Coals, his Servant to clean ye room and light the fire.

The said Coffee-house was adjoining to Dean's Court at the West End of St. Paul's.

A Sign appears to have been necessary, for on 14 April it was ordered that 16*s.* be paid to ye Carver for making ye Sun.

1710-11. 21 March. A new office was taken near the Royal Exchange. They were to have 2 rooms, etc., on the first floor, and the then occupier was bought out. The Landlady was Mrs. Alice Garway, or Garraway. Rent 18*l.* per ann.

In the absence of any evidence it was for a long time supposed that this Office was at Garraway's Coffee House, but on examination of the *British Mercury* we found that the *Sun Fire Office* carry'd on by the *Company of London Insurers* removed to the corner of Swithen's (Sweeting) Alley, next door to the Amsterdam Coffee House behind the Royal Exchange.¹

Mrs. Garway had a shop at the South Entrance to the Exchange.

In November, 1711, an order was given "to buy a handsome Lantern for the Staircase at the Office."

After the first year's tenancy it becomes a matter of uncertainty whether the Company repeatedly moved its office, or simply changed the designation of its locality.

¹ "Behind the Royal Exchange" meant North of that Building in Threadneedle Street.

1712. April. In No. 368 of *British Mercury* the Office Advertisement was dated from the House next door to the Amsterdam Coffee House.

In the next Number, 369, the Office was stated to be in Threadneedle Street. No advertisement of removal seems to have been published.

1713. A house to be enquired for, and the locality was, six months afterwards, stated to be behind the Royal Exchange. In the meanwhile the Company apparently gave up possession of Mrs. Garway's rooms. Yet next year they occupied some of her premises, for

1714. 13 Sept. Rooms fit for an office were to be taken, and then in November they took another room (two pair stairs forward of Mrs. Garraway), to commence Christmas next, Mrs. Garraway to have no farther use of the Dining Room, which said Roome was taken for a farther conveniency to the Office, according to an order of 13 September last.

The Committee acquainted the Clerk that they had taken another room of Mrs. Garraway, and therefore did expect that he should lye constantly in the office, and for that reason offered him and his wife a lodging gratis.

From this it would seem, either that they never gave up possession, or that Mrs. Garraway had more than one house, and that the Company moved from one to the other.

17¹⁴₁₅. Feb. The Clerk was "to buy a handsome pair of brass Candlesticks" for the Committee table.

1715. Carpenter to repair a Umbrello below, and provide one for above—presumedly Sun Blinds. Ordered to buy a curtain and put it up at window of 2 pair of stairs.

1719. 6 May. Ordered to provide four Genteel, thick Blue Curtains and Vallains to them for the Committee Room against next Wednesday, and that the Old Curtain be put on the Inside of the Sash Door, where the Chest stands, and the Glass of the same mended.

17¹⁹₂₀. There was a negotiation for an Apartment in the Royal Exchange, which proved fruitless.

From 1712 till 1723 the Office seems to have occupied one or more premises "in Threadneedle Street, behind the Royal Exchange" or "near the Royal Exchange," and frequently it is recorded that Rent was being paid to Mrs. Garway.

In April, 1720, the Company began to negotiate for a more

convenient office, near Stocks' Market,¹ and viewed Hulse's House. The whole House was taken at Mids., 1721, and at different times orders were given to buy—

Grate, Tongs, Shovell, Poker, Fender, Bellows and Brush.

24 Chairs and an Elbow Chair.

A Clock or Dial.

A convenient Table.

The house was not, however, apparently occupied until 1723.

Stocks' Market House seems to have been vacated in 17²⁵₂₆, at which time, until 1730, the Office was again located in "Threadneedle Street, behind the Royal Exchange," or "near the Royal Exchange."

¹ Stocks' Market for flesh and fish was at the N.E. corner of Walbrook.

In 1282 Lord Mayor Henry Wallis ordered the buildings to be erected, and applied the rents towards the maintenance of London Bridge.

The Parochial Stocks were in the centre in 1322.

The houses surrounding the Market were rebuilt in 1410.

The Stalls and houses were let.

The buildings were burnt in the Fire of London, 1666, and re-erected.

1737. 28 June. At a Court of Common Council in Guildhall.

Resolved—that *Stocks Market* be enclosed with Boards on the 30 Sept. next in order for the beginning a Mansion House for the Lord Mayor—that the *Fleet Market* shall be opened the same day, and that a Carcase Market, pumps, and all other Conveniences be immediately made to it, and for the encouragement of those who intended to take Shops Stalls etc., they are to pay no Rents or Taxes whatever for Six Months to commence from the said 30th of September.

—*Gent's Mag.*, July, 1737.

1738. The Market was broken up to lay the foundation of the New Mansion House, of which a Mr. George Dance was the Surveyor.

There seems to have been much discussion as to the best site for the New Mansion House. We find the following lines :

"At Guildhall fierce debates arose,
Twixt Common Council, friends and foes,
About a Lord Mayor's Mansion House.
Some were for having it erected
At Stocks Market, as first projected ;
But others, nor their numbers small,
Voted for Market Leadenhall :
One of the places, all agreed,
Should for the purpose be decreed.
Whence springs this strife, we're in th' dark yet,
Whether to keep or make a Market,
And on th' affair, all can be said
They differ but as *Stocks* and *Lead*."

—*Gent's Mag.*

Stocks Market was removed to the site of present Farringdon Street, in 1737.

The Church of St. Christopher le Stocks was at the S.W. corner of the Bank of England. It was damaged by the Great Fire, and demolished when the present front of the Bank of England was erected. The Bank Garden is supposed to be the old Churchyard of St. Christopher le Stocks. The parish was united with that of St. Margaret's, Lothbury.

In September, 1727, the Company took on lease the South Sea Annuity Office and a small house at the back of the same, and proceeded to the fitting up thereof.

In 1728 it is recorded that they paid Rent on *Old Office*, and in 17²⁹₃₀ on *New Office* in Threadneedle Street.

In 1730 the Office was described as being near the Royal Exchange, which address continued, we believe, till 1763.

We have now an identification of the Office House as being in a court leading to Crown Tavern, Threadneedle Street, and it consisted of a kitchen, office, 4 rooms and upstairs.

It is believed that the site of the Rotunda of the Bank of England embraces that of the Office.

In October, 1763, it was referred to the Committee to *let any of the houses belonging to the Office in Threadneedle Street*, as they shall think convenient from time to time.

This implies that the Company had several houses on their hands, although they had occupied the one in Crown Tavern Court for over thirty years. We are inclined to think that the Company must have taken houses, probably on lease, with a view to making a profit by letting them.

1763, September 24, *London Chronicle*.

Thursday they began to remove the *Sun Fire Office* from behind the Royal Exchange into Freeman's Court, in Cornhill. All the houses from the Bank down Bartholomew Lane, from the corner of Wenman's Punch House, are to be pulled down, the Directors of the Bank having taken that ground on a Building Lease to enlarge the Bank.

SUN FIRE OFFICE.

Notice is hereby given that the said Office is removed from Threadneedle Street to the corner of Freeman's Court, in Cornhill, near the Exchange, where the business thereof is carried on as usual.

1765. The Bank offered to accommodate the Office with a building in the new street from Cornhill (*Bank Street*), which offer the Managers accepted.

In 1766, Bank Buildings were finished, and the address of the Office was Cornhill, near Royal Exchange.

October 23, SUN FIRE OFFICE.

Notice is hereby given that this Office will remove on Monday next, the 27 inst., from the corner of Freeman's Court to Bank Street, in Cornhill, and that for the convenience of all persons coming to said Office on business two doors will be opened at said house, one in Cornhill, the other in Threadneedle Street.

It might have been supposed that the wanderings of the Company had now ceased; but in consequence of the burning of the Royal Ex-

change in 1838, the whole of Bank Buildings and the block between said buildings and the Exchange, involving Bank Street and Castle Alley, were by Act of Parliament doomed to destruction, and the Office had to seek another resting-place.

The *Sun Fire Office* bought St. Bartholomew's Church and several houses in Threadneedle Street, which were scheduled in the Act for demolition, in order to widen the thoroughfares in the vicinity of the Bank, and upon that site they erected their present office.

The Church was taken down carefully and re-erected as what is now St. Bartholomew's, Moorfields.

The Parish was united to St. Margaret's, Lothbury.

Under the Communion Table in the Church were found the remains of Miles Coverdale, translator of the Bible, said to have been in perfect condition. They were removed to Exeter for re-interment, he having been Bishop of that place.

Mr. C. R. Cockerell was the architect of the new office, and the following lines appeared in the *Morning Post* of 1 September, 1842. Serjeant Storks was the reputed author thereof.

CITY ARCHITECTURE.—THE NEW SUN FIRE OFFICE.

Gods ! what a temple for the *Sun* !
 No wonder crowds admiring run
 To view the work divine.
 What genius glows in every part !
 The very soul of ancient art
 Breathes in each sculptured line.

Not here at least shall Phœbus shine
 A vulgar beer-betokening sign
 For sots to gloat upon ;
 Here suns of various shape and size
 Exhibit to our awe-struck eyes
 A grand Parhelion.

See, first the infant orb appears,
 Close by him one of riper years,
 And, in the topmost story,
 The elder Sun, almost full grown,
 Bristling with rays, as if he shone
 In full meridian glory.

A mythic sun—no common-place,
 No matter-o'-fact, fat, shining face
 The vulgar gaze allures ;
 But gaping fools, unskilled in art,
 Swear it is Sol's posterior part
 Stuck full of wooden skewers.

Great architects ! to you alone
 'Twas left to sculpture light in stone ;
 Proclaim it far and wide.
 Behold, ye wonder-seeking men,
 A *bond fide* specimen
 Of light solidified.

Come hither all who wish to see
 Sunshine beneath a balcony—
 An orient Sol admire,
 Who looks as if the o'erhanging stone
 Above his struggling rays were gone
 He'd rise a little higher.

What means this fireman's axe and cap ?
 Has Sol (incendiary chap !)
 Changed sides from Rad to Tory ?
 Has he, who kindled many a blaze,
 Turn'd fireman in his latter days,
 Like Westminster's "Old Glory ?"

He has—and see, from side to side
 A huge festoon, extending wide,
 From which the wise infer
 Old Blazes, when he's call'd by night,
 Wraps round his reverend orb of light
 A worsted comforter.

Oh, C——l, your favour'd suns
 Shall still delight the knowing ones,
 Though witless critics quiz 'em,
 And designate your grand display
 Your libels on the god of day,
 A monstrous Sol—ecism.

The Office occupied the new premises at Lady Day, 1843.

Architect, 1 April, 1871.

Crossing over behind the Exchange, we come on the best example of the late Professor Cockerell which London possesses. This is the *Sun Fire Insurance Office*.

It is, of course, thoroughly refined, and yet vigorous in every detail ; and in this respect it has had few imitations among its more recent neighbours. It is the sort of work which should excite our architects, in passing it, with the same sentiment, which inspired Thackeray, who was known to say that he never sat down in the Reading room of the British Museum without repeating his grace before meat.

WEST END OFFICE.

In 1726 the Company opened an office in Craig's Court, Charing Cross. In 1759 they removed to another house in the same Court, and in 1867 they removed to their present offices in Charing Cross. The architect thereof was Mr. Charles Freeman.

In *Pall Mall Gazette* (May, 1867), there was the following description of the building.

At Charing Cross are two designs of a high order. The National Bank. . . . The French Renaissance is a less interesting style with all its charm, but it meets well the demand of a House front, as may be seen from the very ingenious design of the SUN FIRE AND LIFE OFFICE facing the Lions in Trafalgar Square. The whole of the ground floor is in marble and granite, and the rich decorations of the windows above are in well executed terra cotta, so that here is so far a really washable London building : the plain walling is of red brick and deep toned, and a very small amount of labour would thus enable the *Sun* Directors to present their house with a clean face to the world, notwithstanding the blackening influences of London smoke.

CHAPTER VIII.

CHEST.—PROGRESS OF OFFICE.—MODES OF EXTENDING BUSINESS ;
WALKERS, AGENTS, ETC.—FIRE INSURANCE DUTY.—OFFICES
TAKEN OVER BY SUN.—CONVIVIALITY.—POOR BOX.—LOYALTY,
AND DEFENCE OF COUNTRY.—CENTENARY OF THE OFFICE.
—ACTS OF PARLIAMENT.

CHEST.

In olden times little was done in the way of investing funds, and money was generally kept in a chest.

As an illustration of the chests of this period we may state that in the articles for establishing the *Hereditary Company* upon 2,000 lives, 1712 :—

Article XIV says, That a strong and substantial Iron Chest with a slanting Till in the middle of it shall be bought, having five different locks and keys with different wards, which shall be fixed to the floor with screws from the inside of it, in the Office of the Company, to be absolutely immovable.

Keys to be delivered to different Trustees.

These iron chests were at one time imitated in boxes made of some hard wood, bound with ornamental brass work. They were of different sizes, and were probably intended to be used in private houses for keeping money and jewels.

They had long screws to pass through holes in the two ends, so as to be capable of being screwed down to some immovable woodwork, and so long as the box was locked up the screws could not be removed.

The writer has had a small one in his possession for about fifty years. About forty years ago he saw a larger one at Eridge Castle, and a few years back a still larger one at a private hotel in London.

1701. The *Hand in Hand* executed a Deed of Trust in relation to the funds of the Association. An iron chest was to be provided into which all current moneys were to be placed. The Deed provided as to where the chest should be placed and who should keep the keys, etc. The Deed was enrolled at the Record Office.

1708. *Exchange House Fire Office*. Povey stated that all money received from the subscribers was put into the chest.

1709-10. There was a difficulty in getting the money out of the chest

to pay a loss. Ordered, that since all the keys of the chest being here except one, it was agreed *nem. con.* that Mr. Povey should file of (*sic*) the Lock of the Key which is in Mr. Vane's custody, but Mr. Povey would not.

After several debates, Mr. Povey agreed to send for a smith. The lock was broke and the money paid.

A new key ordered.

1710. Company of London Insurers, or Sun Fire Office.

The *1s.* reserved for claims out of every quarterage was deposited at the Bank of England, and the remainder of the money was kept in the chest.

1713. The Company ordered an Iron Chest to be bought forthwith and fastened to the Beam. Three Keys.

There is frequent reference in the accounts for the years 1724 and 1726 to the chest and cash in the chest.

The use of the chest for cash was apparently discontinued about 1740. The chest was then appropriated to other than its original use until 1763, when the Company removed to Bank Buildings, at which time an Iron Safe was constructed to supersede the chest.

The chest, however, remains in the Strong Room of the Office.

It was one of Povey's complaints against the Office, that they put out their money to interest, instead of keeping it in the Chest.

The Chests of the *Union Fire Office* are referred to in Article 17 of their Deed of Settlement quoted at page 99.

In 1721, *London Gazette*, 30 May—3 June, the *Royal Exchange* advertised that they had lodged in Bank of England 100,000*l.* in Orders and Tallies upon the Plate Act, in a box with three different locks, the keys of which were in the custody of three of the Directors of the *Royal Exchange Assurance*.

PROGRESS OF THE OFFICE.

Sums Insured.

We have already shown by the numbers of policies issued, the progress made by the Company during the first sixty-eight years of its existence.

From information supplied to Mr. Pitt in 1797 with reference to a proposed increase in the Fire Insurance Duty, and from subsequent records, we find that,—

In 1720, the Office covered 10,000,000*l.* Sterling.

“ 1770	”	”	49,531,250 <i>l.</i>	”
“ 1782	”	”	75,625,000 <i>l.</i>	”

The imposition of the Duty seriously affected the Fire Insurance business.

In 1784, the sum covered by the *Sun* was 63,283,266*l.*

By a statement furnished to Lord Liverpool in 1802, it appears that the *Sun Fire Office* covered

In 1792	73,391,812 <i>l.</i>
„ 1801	80,908,330 <i>l.</i>

Again it would seem that the imposition of additional Duty tended to diminish business, for from 1803 to 1812 the sum insured by the *Sun* was under eighty millions.

In 1836, the sum covered amounted to 106,954,993*l.*

In this year the Office entered upon Foreign business.

In 1866, the sum covered amounted to 178,157,446*l.*

„ 1873 „ „ „	235,245,555 <i>l.</i>
„ 1876 „ „ „	248,980,367 <i>l.</i>
„ 1881 „ „ „	270,959,974 <i>l.</i>

In 1882 the Office extended its business to the United States.

In 1890, the sum covered amounted to 361,500,000*l.*

„ 1891 „ „ „ 373,716,110*l.*

Of the sum insured in 1881, the following notice appeared in an American paper.

AN INSURANCE "JUMBO."—Professor Dearden of the *United States Review*, states that "The *Sun Fire Insurance Company*" of London "has outstanding Insurance on its books amounting to—

One billion, three hundred and fifty-four millions, seven hundred and ninety-nine thousand eight hundred and seventy dollars."

From the Statements of Sums Insured in London, furnished to the Metropolitan Board of Works and London County Council, for the purpose of assessing the respective Offices for support of the Fire Brigade, it appears that the *Sun Fire Office* has always transacted the largest amount of business in London and its suburbs.

The *Sun* in 1866 paid on 63,358,614*l.*

„ „ 1872 „	68,960,559 <i>l.</i>
„ „ 1888 „	78,480,290 <i>l.</i>
„ „ 1891 „	84,741,248 <i>l.</i>

Extract from the Finance Chronicle, August 15, 1891.

The recent growth of the business and funds of the *Sun Fire Office* has been very satisfactory. The Company has every reason to be proud of the exceedingly strong financial position it occupies, and the excellence

of its annual results. To have continued to withhold such figures from the public would have been prejudicial to the Company's best interests, and the voluntary relinquishment of its ancient privilege of secrecy has enhanced the reputation gained during an honourable existence of 180 years.

During the past two years the net premium income has been increased successively by 69,247*l.* and 78,762*l.* The total net premiums of the past year amounted to 871,679*l.* To a considerable extent the Company is indebted to the United States for the additional income in 1890, the returns of that branch being 291,000*l.* against 242,000*l.* in 1889. From the following table it will be seen that the loss experience for the past three years has been very favourable and remarkably uniform. The expenses being moderate, very satisfactory surpluses have been realised :

Year	Premiums <i>£</i>	Losses <i>£</i>	%	Expenses <i>£</i>	%	Surplus <i>£</i>	%	Funds <i>£</i>
1888	723,670	386,343	53'38	225,476	31'16	111,851	15'46	1,645,112
1889	792,917	431,501	54'42	246,252	30'55	119,164	15'03	1,697,147
1890	871,679	470,983	54'03	265,952	30'51	134,744	15'46	1,783,836

The premium reserve is maintained at 40 per cent. of the year's premiums, and has accordingly been increased since 1888 from 289,470*l.* to 348,671*l.* After providing for this item and inclusive of interest receipts amounting to 65,336*l.*, the balance of revenue was last year 168,582*l.* The dividend and bonus to shareholders absorbed 105,600*l.*, and the sum of 52,629*l.* has been added to the general and dividend reserves. The respective funds are now as follows : general reserve, 1,100,000*l.*; dividend reserve 130,000*l.*; profit and loss account balance, 205,165*l.*; and reserves for risks not yet expired, 348,671*l.*; making a total of 1,783,836*l.*

The investments and cash assets of the Company now amount to 1,834,726*l.*, and include house property 287,162*l.* The growth since 1882 may be gathered by comparison with a sworn statement prepared at the close of that year for the United States, to the effect that the value of property then in the hands of the Society was : Real estate, estimated to exceed 200,000*l.*; stocks, bonds, and other securities, 1,100,000*l.*; and all other property estimated to exceed 100,000*l.* The excess value of the convertible securities over the liabilities including unearned premium was estimated at over 1,000,000*l.*

Although the full returns of the *Sun Fire Office* are only available for the past three years, the earlier progress of the Company may be

readily traced from the published amounts of assurances in force in different years—the *Sun* being one of the very few Offices which publish these figures. Thus, as shown in the following statement, the sums assured have, between 1870 and 1889, grown from 210 millions to nearly 339 millions. It is interesting to compare these sums with the returns prepared for the Metropolitan Fire Brigade assessment. The assurances of the *Sun* on London risks exceed those of any other Office. In 1875 they amounted to 75 millions, and twelve years later they were 79 millions :

Year	Assurances	Year	Assurances	Year	Assurances
1870	£ 210,639,573	1879	£ 262,492,461	1886	£ 326,570,000
1873	235,246,855	1882	291,300,000	1887	325,000,000
1876	248,980,367	1883	310,430,000	1888	327,500,000
				1889	338,900,000

The above figures may be slightly modified by reinsurances, but, on the assumption that they represent net holdings, the average rate per cent. earned by the Office would be 4·42*s.* in 1888, and 4·68*s.* in 1889. In earlier years, before the extension of the foreign business, the average rate would no doubt be lower, and an estimate of 4*s.* per cent. shows a premium income in 1870 of 421,279*l.* against 871,679*l.* at the present time.

METHODS ADOPTED TO EXTEND THE BUSINESS.

WALKERS, CANVASSERS, RIDERS AND AGENTS.

The Walkers, apparently transferred from *Exchange House* Fire Office, were appointed to canvass for business and to deliver papers.

They were to have sign boards at their houses, and their walks extended round London even as far as Brentford and Chiswick.

As previously stated, French Walkers were appointed.

Mr. Justice, one of the Walkers, attended at stated times for the transaction of business at

Read's Coffee House in Blackfryers.

St. Paul's Coffee House.

Mr. John Rowe's, at the Weaver's Arms, Artillery Lane.

Mr. Newbolt's, Angel, Aldersgate Street.

Mr. Griffin's, Church Street, St. Ann's, Soho.

The Walkers were, before many years had passed, superseded, and Clerks were employed to collect Renewal Premiums.

Carrying out the idea of extending the business throughout the Country, the Company as early as June, 1710, appointed an Agent at Stratford-on-Avon, "Joseph Freeman, Coffee Seller," but this appointment was a failure (see p. 281).

There was next an attempt in the following month to appoint an Agent at Bristol, but the negotiation failed.

It was after these attempts that the proposals of 30 August, 1710, were issued, and shortly afterwards it was resolved that proper persons should be established as Agents for the Company in all Cities and Towns of Great Britain.

In 1714 a party in Lincolnshire, who had sustained a loss under a policy effected through a friend in London, received an appointment.

In 1724 a Rider was appointed to go through the Country to collect Insurances, and to act as Inspector of Agents.

The following is a copy of Letter of Authority given to a Rider:—

This is to certify that Mr. —— is employ'd, and authorised by us the Managers of the *Sun Fire Office*, London, to contract and agree with any persons for Policys for Insuring Houses, Goods and Merchandise from Fire, and to Inspect the accounts and proceedings of all and every our Agents in the Country, and the State and Condition of the Insurances made by this Office in all places above Ten miles distant from the Citys of London and Westminster during the pleasure of the Managers. In Witness whereof we have set our hands the Thirty-first day of July one Thousand Seven hundred and Twenty-nine, and in the Third year of the Reign of our Sovereign Lord, King George the Second.

Signed by the Members of the Committee of Management.

The Riders were discontinued in 1733.

It will be noticed from the above that "Inspectors of Agents" are not a modern invention.

In 1724-5 we only trace	9 Agents.
" 1726 " " " " "	17 "

1727. The Agent must be some one who is diligent and punctual in correspondence, and that has Interest and rides about the Country.

The Agents had hitherto filled up the policies (sent to them signed in blank). In future they were to be prepared at the Office.

Upon this resolution a long and interesting Letter of Instructions was prepared for the Agents, which exhibits a very accurate knowledge of the principles of Fire Insurance, and embraces many directions which are in some form included in Instructions to Agents at the present time.

We find a Hand Bill of which the following is a copy, but without date.

**Agency.
Notification of Appointment.**

From
The *Sun* Fire Office, London.

.
in the County of . . . being
appointed Agent for this Office, Ap-
plication may be made to him for new
Insurances on Houses or Goods. And,
on producing the last receipts, he is
impowered to receive yearly payments
on the Insurances already made.
Proposals may be had gratis.

So far as we know, the first Scotch Agency was at Inverness, in the year 1727.

What should we think in these days of railways, when so many Agents present themselves at the Office in the course of a year, if any Company now wrote to its Representatives in the following manner :—

July, 1728. When your affairs occasion your coming next to London, Mr. —, Mr. —, Mr. —, three of the Principall Managers of this Office desire the favour of Drinking a Glass of Wine with you and desired me to signify the same to you.

In another case a presentation had been made to an Agent for his services—he thanked the Managers for the same, and the Office replied—

I have returned them (the Managers) your extraordinary thanks. Your remem-
brance of the Donors in a Glass of Wine has been kindly taken notice of at the Board.

In the year 1800 the *Sun* wrote—
Besides the established offices in the Country, there are about 400 Agents belonging to the Town Fire Offices, in cities and the capital towns, who have their Sub-Agents in the smaller towns within their districts, who, as well as the principals, generally attend at the Market place on Market days, to receive instructions for new Insurances etc., or to receive the Premiums and Duty on the renewals of old policies. The Country Offices have also Agents.

The Office extended its business to Ireland in the year 1811.

FIRE INSURANCE DUTY.

When the Duty was first imposed the tax was made to apply to all Insurances in force at the time the Act was passed, and the following is a specimen of the manner in which it was endeavoured to enforce pay-
ment.

Advertisement in Leeds Mercury, 18 March, 1783.

Sun Fire Office, London.

March 1, 1783.

An Act of Parliament having passed charging a Duty on all persons whose property shall be Insured from Loss by Fire, the Insured in this Office, whose premiums become due at the next Lady Day Quarter, are desired to pay in their premiums for the ensuing year either at the office in Town, or to the Agents in the Country, on Wednesday the 26 inst., or within 15 days after Lady Day, and at the same time to come prepared to pay the Duty of 1s. 6d. on every 100*l.* Insured, in pursuance of the said Act, viz. One Year and three Quarters from Midsummer, 1782, to Lady Day, 1784.

Claims on the Office paid without any Deduction.

J. Hartley, Leeds, Agent, with Houses of call

at Wakefield,

Pontefract,

Huddersfield,

Halifax,

Bradford.

At page 212 we have shewn how the *Bath Sun* Office dealt with this matter.

We have also shewn (p. 216) that the Imposition of the Duty induced the Leeds Fire Office to relinquish business.

1797. In this year there was an increase of Sixpence per cent., and again it would seem that every Insurance was subjected to the new Duty from the time the Act came into force.

FORM OF RECEIPT GIVEN.

Policy No.

Receipt Number

Received the day of , 179 , of , the sum of for Duty at 6d per 100*l.*, according to Act of Parliament on *l.* insured in this Office from to , the premium due to the Office having been before paid.

The following is, we believe, a correct statement of the several changes in the Stamp and Per Centage Duties from the time that the former were established and the latter abolished.

STAMP DUTY.

	£ s. d.
1694. 5 Wm. and Mary c. 21. <i>An Act for granting Duties on paper, etc., towards carrying on the War with France.</i>	
On policies of Assurance, Fire and Marine, for 4 years	-- 6
Continued by several Acts, but repealed in 1797.	
1698. 9 Wm. III. c. 25. Additional	-- 6
1711. 10 Anne c. 26. For 32 years from 1 Aug., 1712, within Bills of Mortality, additional	-- 2 4
1713. 12 Anne, Sess. 2, c. 9. For 32 years, from 2 Aug., 1714 to 1746, additional	-- 6

		<i>L s. d.</i>
1757. 30 Geo. II. c. 19.	Additional	- 1 -
	1711. 2s. 4d. granted for 32 years, expired in 1744. Coode, in his Report on Fire Insurance Duties, asserts that this Stamp Duty continued in force within the weekly Bills; he also states that the 6d. levied in 1713, expiring in 1746, was continued, making, with the 2d. next mentioned, 5s., but he does not quote any Act as an authority for such continuance.	
1765. 5 Geo. III. c. 35.	On Policies in addition to all other Duties, within Bills of Mortality,	- - 2
	within all other parts of Great Britain, above all other Duties,	- 2 6
	making London and all other parts	- 5 0
177 ⁵ . 16 Geo. III., c. 34.	Additional from 1776	- 1 -
		- 6 -
177 ⁶ . 17 Geo. III. c. 50.	On Policies exceeding 1,000/. and from 5 July, 1777, on Policies of 1,000/. and upwards, additional . . .	- 1 - - 5 -
1794. 34 Geo. III. c. 3.	<i>Ireland.</i> According to the Schedule, Policies of Insurance were to be subject to a Stamp Duty of . . .	- 2 6
1797. 37 Geo. III. c. 90.	Stamp duties said to be 6s. and 11s.; all former Stamp Duties repealed and new Duties imposed. On Policies of less than 1,000/. On Policies of 1,000/. and upwards	- 3 - - 6 -
1804. 44 Geo. III. c. 98.	The preamble says :— <i>Most Gracious Sovereign, Whereas, the several rates and duties upon stamped vellum, parchment, and paper, and upon other articles and things under the care of the Commissioners for man- aging the said duties, are become very numerous, intricate, and complicated, and it will tend to give facility to business and contribute materially to the public benefit to consolidate and simplify the same, be it therefore enacted, etc.</i> <i>The former duties, etc., are then repealed as from 10 Oct., 1804. The Act proceeds :—</i>	
	11. And whereas the Commons of Great Britain and Ireland, in Parliament assembled, towards raising the necessary supplies to de- fray the expenses of the just and necessary war in which your Majesty is engaged, have resolved to grant to your Majesty several new additional and other duties on stamped vel- lum, parchment, and paper, and upon other articles and things, under the management of the Commissioners of the Stamp Duties, and	

	<i>L s. d.</i>
do therefore most humbly beseech your Majesty that it may be enacted ; and be it therefore enacted, etc.	
New Stamp Duty, Great Britain and Ireland . - 1 -	
1808. 48 Geo. III. c. 149. Continued the arrangements of 1804.	
1810. 50 Geo. III. c. 35. Insurances on property in West Indies and elsewhere beyond Seas by any person or per- sons. Stamp Duty 2s. 6d. per cent., in addition to above-mentioned charge of 1s., and in lieu of ordinary per-cent-age duty. No policy to be made for more than One Year.	
1815. 55 Geo. III. c. 184. Stamp Duty	- 1 -
Insurances in Colonies, etc., 2s. 6d., on Policy and 5s. per cent., additional.	
1833. 3 & 4 Will. IV. c. 23. Farming Stock Insurances exempted from Stamp Duty.	
1842. 5 & 6 Vict. c. 82. Stamp Duties in Ireland assimilated with those of England for 3 years.	
1860. 23, 24 Vict. c. 111. Policies insuring Workmen's tools up to 20/- exempt from Stamp Duty.	
1865. 28, 29 Vict. c. 30. Stamp Duty reduced to	- - 1
Deposit receipts charged with Stamp Duty of	- - 1
Through an oversight, Farming Stock policies subjected to a Stamp Duty of	- - 1
About this time an unsuccessful attempt was made to subject Foreign Policies issued abroad to Stamp Duty.	
1869. 32, 33 Vict. c. 14. Per Centage Duty abolished, but Stamp Duty continued	- - 1

PER CENTAGE DUTY.

First Imposition of Fire Insurance Duty.

1782. 22 Geo. III. c. 48. <i>An Act for charging a duty on persons whose property shall be insured against loss by fire.</i>
The preamble sets forth :—

Most Gracious Sovereign,—We, your Majesty's most dutiful and loyal subjects, the Commons of Great Britain in Parliament assembled, being desirous to raise the supply granted to your Majesty in this Session of Parliament by ways the least burthensome to your Majesty's subjects, have freely and voluntarily resolved to give and grant unto your Majesty the duty hereinafter mentioned, and do most humbly beseech your Majesty that it may be enacted ; and be it enacted, etc., That from and after the 24th day of June, 1782, there shall be raised, levied, collected and paid throughout the Kingdom of Great Britain, unto and for the use of His Majesty, his heirs and successors, the yearly sum of 1s. 6d. upon every sum - 1 6

L. s. d.

of 100L, and so in proportion for any greater or less sum, that is or shall be insured by any person or persons, in or by any policy of insurance for insuring houses, furniture, goods, wares, merchandizes, or other property from loss by fire.

Under sec. 2, insurances on public hospitals were exempted from the duty. Sec. 3 recited that "for the better and more effectually raising, levying, collecting, and paying the said duty hereinbefore granted," the same was to be placed under the government, care, and management of the Commissioners of Inland Revenue. Then the following :—

4. And be it further enacted by the authority aforesaid, That from and after the said 24th June, 1782, no person or persons shall publicly or privately insure, or open or keep any office for insuring houses, furniture, goods, wares, merchandizes, or other property, from loss by fire in Great Britain, without first taking out a license for that purpose from the Commissioners for managing the stamp duties, in manner hereinafter mentioned.

5. Provided always, and be it enacted, That nothing herein contained shall extend, or be construed to extend, to exclude the Corporation of the *Royal Exchange* and *London Assurance* (being chartered Companies) from assuring houses, furniture, etc., from fire in like manner as they now do, without taking out any license for the same.

6. And be it further enacted, That from and immediately after the passing of this Act, the Commissioners for managing the stamp duties for the time being, or the major part of them, are hereby authorized and required, under their hands and seals, to grant a license for insuring houses, furniture, etc., from loss by fire, to all and every body or bodies politick or corporate, and person or persons applying for the same ; which said license shall set forth the name or names or other description of the body or bodies politick or corporate, or person or persons taking out the same, and also the principal house or other place where such business of insuring houses, etc., from loss by fire, shall at the time of taking out such license be principally, etc., carried on.

Penalty 50L per day, and twice sums received, for acting without a license, etc. Persons taking out a license to give Bond. Licenses granted for one year, and then renewable.

10. And whereas great part of the business of insurance against loss by fire is transacted at offices kept by companies not incorporated, but consisting of a great number of partners, be it therefore

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enacted, That where such business of insuring is carried on by companies not incorporated, or by a greater number of partners than four, the license so to be granted, etc., shall be granted to such two or more of any such company or partners as and for the whole company or partnership ; and in every such case the license shall continue in force until the end of the year from the day of granting the same, notwithstanding the deaths of all the persons to whom such license shall be granted, for the benefit of such company or partnership.

Walford says :—

It may be mentioned as an historical fact that Lord North consulted Mr. George Browne, the then Clerk of the *Westminster Fire Office*, regarding the imposition of the duty upon Fire Insurance ; and by the advice of this gentleman, based upon his practical knowledge of the business, the duty was levied in a very much less inconvenient form than had been originally contemplated.

1786. 26 Geo. III. c. 82. Property in Foreign States at amity with His Majesty exempted from Duty (see *Lloyd's*, p. 183). During Russian War, 1854, insurances on property in Russia were subjected to Duty.

1794. 34 Geo. III. c. 3. *Statutes of the Parliaments of Ireland. An Act for granting to His Majesty, his heirs and successors, several duties therein mentioned, to be levied by the Commissioners for managing the Stamp Duties.* The preamble sets forth :—

We, your Majesty's most dutiful and loyal subjects, the Commons of *Ireland* in Parliament assembled, being desirous to raise such aids and supplies as may be sufficient to support with honour and dignity your Majesty's Government, do humbly present to your Majesty the free gift of the rates and duties hereinafter mentioned, and do beseech your Majesty that it may be enacted, and be it enacted by the King's most excellent Majesty, by and with the advice and consent of the Lords spiritual and temporal, and Commons in this present Parliament assembled, and by the authority of the same, That from and after the 25th March, 1794, until the 25th March, 1795, inclusive, there shall be throughout the Kingdom of Ireland raised, collected, levied and paid unto your Majesty, his heirs and successors, the several and respective rates, impositions, duties, charges and sums of money following.

Definition of Policy.

Sec. 3. And be it enacted, That every deed, instrument, note or memorandum, letter, muni-

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ment or writing, for or relating to the payment of any sum of money, or for making any valuable consideration for or on the loss of any ship or vessel, goods, moneys, or effects, or upon the loss by fire, or for any loss whatsoever, or for or upon any life or lives, shall be construed, deemed and adjudged to be a policy of insurance within the meaning of this Act.

Annual licenses necessary as in England.

By sect. 87 a per-centge duty of 1s. per 100l. - 1 - insured was imposed.

88. And for the more effectual prevention of frauds to evade the duty on insurance against loss by fire, be it enacted, That if any person or persons shall act as agent or agents for any person or persons, bodies politick or corporate, in publickly or privately insuring or receiving subscriptions for insurance, or delivering out policies or receipts for insurance against loss by fire, except for such person or persons, bodies politick or corporate, as shall be duly licensed as aforesaid, every such person shall for every such offence forfeit the sum of 100l.; and if any person or persons whose house or houses, furniture, goods, wares, merchandizes or other property, situate or being in this kingdom, shall be at any time between the 25th March, 1794, and 25th March, 1795, inclusive, insured from loss by fire by any person or persons, or bodies politick or corporate, not resident in this kingdom, shall omit or neglect to pay the said Commissioners the like duty after the rate of 1s. for every 100l., as if such insurance were made by any person or persons licensed pursuant to this Act, every such person shall forfeit the sum of 50l. for every such omission or neglect.

The payment of Irish Duties to the Commissioners in Dublin by the agents of the different Insurance Companies continued until 1868, when the amounts collected had to be accounted for to the Commissioners in London by the Head Offices.

1797. 37 Geo. III. c. 90, Sec. 19. An additional per-centge charge of . - - 6

Mr. Pitt conferred with the *Sun Fire Office* respecting this increase, at the time he was proposing the same. In 1803 there were communications with Lord Liverpool on the subject of the Duty.

1804. 44 Geo. III. c. 98. Former Duties repealed from 10 Oct., 1804.
Per-centge Duty, Great Britain and Ireland . . - 2 6
Hospitals and Foreign Insurances exempt.

FIRE INSURANCE DUTY.

L 3

1808. 48 Geo. III. c. 149, continued the arrangements of 1804.
1810. 50 Geo. III. c. 35. No licenses required by private Underwriters for Insurances in West Indies, etc.
1815. 55 Geo. III. c. 101, *Ireland*. Licenses to Agents of British Companies.
1815. 55 Geo. III. c. 184. Per-centge Duty Exemptions as before.
1816. 56 Geo. III. c. 56. Per-centge Duty in *Ireland*
This was 2s. 6d. sterling, which was, we believe, reckoned as 2s. 8½d. Irish.
1833. 3 & 4 Will. IV. c. 23. Farming Stock Insurances exempted from Per-centge Duty.
- 1835 or 1836. An attempt to procure the exemption of Farm Buildings from Duty was abandoned.
1838. Irish Workhouses exempted from Duty.
1842. 5 & 6 Vict. c. 79. Licenses no longer to be renewed annually.
1846. 9 & 10 Vict. c. 27. Friendly Societies' Insurances against Loss by Fire exempt from Duty up to 200*l*.
1850. 13 & 14 Vict. c. 97. Licenses in Ireland made permanent.
1856. Walford writes :—

The question of the Duty on Fire Insurances, which had at different periods assumed different phases, assumed altogether a new and original one this year—in the shape of an attempt at its evasion altogether, by insuring in foreign companies, which were not burthened with any such impost. The first step in this direction was the establishment early in the year of an agency in London of the French Fire Office *La France*, which undertook Fire Insurance without the payment of any per-centge duty, and we believe without any stamp duty on the policy ; the policy being prepared at the head office of the company, and merely delivered from the agency in London. It seemed certain, having reference to the 10 Anne, c. 26 (1711), by which no unstamped policy could be put in evidence in law proceedings in the British Courts, that these policies could not constitute an entirely valid security ; while the 22 Geo. III. c. 48 (1782), which required a license from the Commissioners of Stamps for all persons carrying on the business of Fire Insurance in Great Britain, presented another difficulty. But the attempt was made, and attracted a good deal of attention at the time. The Company was said to have been fortified with legal advice from high authority that there was no prohibition—and there certainly was none in any of the then numerous Acts bearing upon the subject of Fire Insurance. It was certain that if one Office could establish itself here, others would soon follow ; and hence the British Offices became active in the matter ; and the result was legislative interference.

The Act 19 & 20 Vict. c. 22. *An Act to amend the Laws relating to the Duty on Fire Insurance*—recites : “And whereas a practice has been established of insuring from loss by fire property situate within the United Kingdom by foreign companies, or by policies or insurances made abroad, and it is expedient that all such insurances should be

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subject to the same duties as the like insurances made by Companies within the United Kingdom are now chargeable with"; and then enacts :—

1. The said respective duties by the said Acts granted as aforesaid shall extend and be payable and paid for and in respect of every insurance of property situate within the United Kingdom for loss or damage by fire, whether the same shall be made by any company, society, or person or persons, within or out of the United Kingdom, and whether the policy or other instrument, note or memorandum of or relating to any such insurance shall be made, signed, or issued in the United Kingdom, or elsewhere, and whether there shall be any such policy, instrument, note, or memorandum, or not.

Under sec. 2 the "person insured" was made chargeable with the per-cent-age duty, where the insurance was made by unlicensed foreign companies. By sec. 3, agents receiving proposals for insurance by companies out of the United Kingdom to be deemed to be persons keeping an office for insuring against loss by fire, and were therefore required to take out a license; penalty for neglect, 100*l.* By sec. 4, persons keeping insurance offices for foreign companies to be chargeable with the duty. By sec. 5, a proviso that this Act should not limit operations of former Acts as to duty. Finally (sec. 6) *re-insurances* of Fire risks relieved from per-cent-age duty. (*Walford.*)

There was printed this year by order of Parliament : *A Report on Fire Insurance Duties, by George Coode, addressed to the Rt. Hon. Sir George Cornwall Lewis, Bart., M.P., Chancellor of the Exchequer, dated 29 Nov. 1856, and presented by command of Her Majesty to both Houses of Parliament.* It may be stated in explanation of the appearance of this document that the mercantile community, always discontented, as it might well be, with the duty on Fire Insurances, became much more so after the relief of agricultural insurances from it in 1833. The question constantly cropped up in Parliament, but each Chancellor of the Exchequer staved off the evil day. Finally, Mr. Coode was selected to investigate and report upon the duty. He became a partisan for its retention, and raised many arguments in its favour. But he overstated his case—caused in part by an error in giving the date of an Act of Parliament—and so drawing greater attention to the subject, really hastened its final repeal. (*Walford.*)

1860. 23 & 24 Vic. c. 111. Rules to avoid Evasions of the per-cent-age Duty. Workmen's Tools up to 20 <i>l.</i> exempt from per-cent-age duty.	1 6
1864. 27 & 28 Vict. c. 18. Duty on Stock-in-Trade reduced to a per-cent-age of	1 6
1865. 28 & 29 Vict. c. 30. Per-cent-age duty reduced to	1 6
1869. 32 & 33 Vict. c. 14. Abolition of per-cent-age duty.	

OFFICES TAKEN OVER BY SUN.

The *Sun* has from time to time absorbed the business of other Fire Offices. Setting aside its opening purchase of Povey's Offices,

The first on record is the <i>Leeds</i> .	in 1782.
Then follow <i>Old Bath</i>	1827.
<i>Finchingfield</i>	1829.
<i>Salamander</i>	1835.
<i>Shields, North and South</i>	1836.
<i>Bristol Crown</i>	1837.
<i>Bath Sun</i>	1838.
<i>Hibernian</i>	1839.
<i>Coventry and Warwick</i>	1839.
<i>Glasgow</i>	1841.
<i>British, and British and Irish</i>	1843.
<i>Leicestershire</i>	1843.
<i>Friendly, Edinburgh</i>	1847.
<i>Winchester and South of England</i>	1847.
<i>Preston and North Lancashire</i>	1848.
<i>Brewers, etc.</i>	1852.
<i>National Mercantile</i>	1853.
<i>Brighton and Sussex</i>	1854.
and we may mention one Foreign Office—	
<i>Watertown, New York State.</i>	1882.

CONVIVIALITY.

On the Election of a New Member he was expected to "appoint a day when and where he will attend to drink a glass as usual."

The sums spent varied at different times during the first three or four years, and then it was settled that

Every Member selling a Share was to spend not less than . 21s.

Every Member purchasing a Share was to spend not less than 42s. and the Buyer was to give 2s. 6d. to each Clerk.

We cannot say how long this continued.

1711. The cost of the Quarterly Dinner was to be 3*l*.—a bill was sent in for 4*l*. 6*s*. 1*d*. The Committee ordered payment of 4*l*. and those who dined were to pay the remainder.

In 1715 the cost of the Dinner was allowed to be 6*l*.

To prevent Feuds and Quarrels by drinking of healths at dinners on Court days and at other times—

No health or healths were to be drank other than "Prosperity to the Office and ourselves."

-
1715. No Author to dine with the Company.
1713. Order to pay 7s. 2d. for Tea and Bread and Butter had at the last General Court. (*Such Refreshments appear to have been customary. See Union, p. 96.*)
- 1719, 29 April. Ordered that that Committee-man who comes last to the Committee after half an hour after 3 a clock on Committee Days, shall treat that Committee with a shilling to be spent.
1710. Half-a-piece (*i.e.* sixpence) to be allowed the Watermen to drink our healths the day they deliver the papers.

POOR BOX.

One comes across curious Notices : who would have supposed that a Fire Office would have a Poor Box put up to collect Charitable Contributions.

- 1725, 9 July. A Poors Box to be put in the Office to receive the Charity of well-disposed persons that may receive Claims of the Office.
- 1733, 25 Oct. Poors Box was opened and there was found therein 18*l.* 10*s.* 9*d.*, and the same was paid to the Accountant, who was ordered to make out an Account of what had been paid in Charity since Poor Box ordered.

LOYALTY OF THE OFFICE AND DEFENCE OF THE COUNTRY.

- 174⁵, 9 Jan. 100 Guineas presented to the Veteran Scheme at the Chamberlain's Office.
1796. There was a Loyalty Loan, and the *Sun Fire Office* subscribed for a very large amount of Stock.

1798. There were voluntary contributions throughout the Kingdom to aid His Majesty in the present state of affairs.

The *Sun Fire Office* presented 5,000*l.*

1799. *Sun* subscribed 50*l.* for the Relief of the Widows, Wives and Children of Soldiers killed, wounded, etc., in the Expedition to Holland.

1803. Lloyd's Patriotic Fund for the encouragement and relief of those who may be engaged in the defence of the Country, and who may suffer in the common cause. *Sun* Subscription 2,000*l.* (*See Lloyds, p. 186.*)

The List of HOLIDAYS ordered to be kept at the *Sun Fire Office* (about the close of last century), of which the following is a Copy, shows that events connected with the Royal Family were not unobserved :—

January . . .	King Charles the Martyr.
February . . .	Shrove Tuesday or Ash Wednesday.
March . . .	—
April . . .	Good Friday, Easter Monday and Tuesday.
May . . .	Queen's Birthday.
" . . .	Holy Thursday.
" . . .	Restoration.
" . . .	Whitsuntide.
June . . .	King's Birthday.
July . . .	—
August . . .	Prince of Wales' Birthday.
September . . .	Fire of London.
" . . .	Coronation.
October . . .	King's Accession or Proclamation.
November . . .	Gunpowder Plot.
" . . .	Lord Mayor's Day.
December . . .	Christmas Day.

CENTENARY OF THE OFFICE.

This event was celebrated with some *éclat*, and a Special Extra Dividend was paid to the Proprietors to commemorate it.

It was the declaration of this Dividend which led to the establishment of the *Sun* Life Assurance Society.

The Managers had for some time been contemplating the undertaking of Life Insurances, but had experienced difficulties which at the moment they could not overcome.

When therefore this Special Extra Dividend was declared, they proceeded to the formation of an independent Life Office.

The 9 April, 1810, was the day on which the celebration of the Centenary was held.

In *The News*, Sunday, 8 April, 1810, No. 287, was the following paragraph :—

HOUSE OF COMMONS.

For Committal of Sir Francis Burdett to the Tower as a State prisoner for libelling the House of Commons. Majority 38.

Sentence 6 April, 1810.

Sir Francis was conveyed to the Tower on the day of the Celebration of the Office Centenary, and the *Sun* decorations and rejoicings were deemed by the public to be political in connection with such event.

The newspapers of 10 April, 1810, contain long reports with reference to Sir Francis Burdett, but apparently no reference to the *Sun Fire Office*.

ACTS OF PARLIAMENT.

In 1813 the Office obtained an Act, 54 Geo. III. c. 9, to enable them to sue and be sued in the name of their Treasurer.

In 1827 an Act was passed (7 & 8 Geo. IV. c. 22) with reference to Life Annuities granted or purchased by the Office.

The Joint Stock Company's Act, 7 & 8 Vict. c. 110, only affected the Office so far as to cause it to be registered as an Insurance Company. The *Sun* being thus registered was exempted from the operation of the Act, 25 & 26 Vict. c. 89 (1862).

In 1891 a new Act was obtained to alter the Constitution of the Company, but it is beyond our purpose to make any further reference thereto than that at p. 291.

CHAPTER IX.

FOREIGN BUSINESS.

THE *Sun Fire Office* entered upon Foreign Business in the year 1836, and sustained a heavy loss by the Hamburg Fire of 1842. The promptitude with which the claims arising out of that Fire were discharged called forth the commendation of the public, and firmly established the Society in the complete confidence of the inhabitants of that city.

The forms and conditions of its policies were as far as possible adapted to the forms in use by native Offices, where such existed, but where no such Offices were to be found, then the form and conditions for Foreign Policies issued in London were adopted. These were thoroughly revised after the Chicago Fire in 1872, and a clause introduced giving the Office power to cancel policies during their currency.

3. If, after the risk has been undertaken by the Society, anything whereby the risk is increased be done to Property hereby insured, or to, upon, or in, any Building hereby insured, or any Building or Place in which Property hereby insured is contained, or if any Property hereby insured be removed from the Building or Place in which it is herein described as being contained, without, in each and every of such cases, the assent or sanction of the Society signified by endorsement hereon, the Insurance as to the Property affected thereby ceases to attach.

If by reason of such change, or from any other cause whatever, the Society or its Agents shall desire to terminate the Insurance effected by this Policy, it shall be lawful for the Society or its Agents so to do by Notice to the Insured or to the authorized Representative of the Insured, and to require the Policy to be given up for the purpose of being cancelled, provided that in any such case the Society shall refund to the Insured a ratable proportion for the unexpired time thereof of the Premium received for the Insurance.

That clause was frequently put in force. In the year 1888 it was disputed at Barbadoes, but finally upheld on appeal to the Privy Council.—*Times*, 18 Feb., 1889.

It has since been altered as follows :—

3. If, after the risk has been undertaken by the Company, anything whereby the risk is increased be done to, in, or upon, any of the Property hereby insured, or to, in, or upon, any Building or Place in which Property hereby insured is contained, or if any Property hereby insured be removed from such Building or Place, or if any Property hereby insured is or shall be also insured elsewhere, without, in each and every of such cases, the assent or sanction of the Company, signified by endorsement hereon, the Insurance as to the Property affected ceases to attach.

15. The Insurance by this Policy may be terminated at any time at the request of the Insured, in which case the Company shall retain only the Premium for the time the Insurance has been in force, calculated at the customary Short Period Rates. The Insurance may also be terminated at any time at the option of the Company on giving notice to that effect, and in such case the Company shall be liable to refund a rateable proportion of the Premium for the unexpired term of the Policy.

The Office is now represented in almost every part of the world. It had for some years accepted Risks in the United States, but it was not until 1882 that it established a Branch Office there. It commenced operations by taking over the business of the Watertown Office.

CHAPTER X.

BRIEFS, FIRES, LOSSES, AND CLAIMS.

BRIEFS.

BEFORE recording any particulars of Fires and Losses since the establishment of Fire Insurance, it may be interesting to notice the manner in which sufferers by such calamities were in early times enabled, by means of Briefs, to obtain some pecuniary relief.

During the Middle Ages the Church was all powerful in Great Britain, and in many ways was the friend of the people by obtaining funds for various necessary works and charitable objects.

Doubtless, therefore, in such calamities as fires, floods, etc., the Church would devise means of affording relief.

Church Charity Briefs were issued as appeals to particular districts or to the kingdom at large, according to the circumstances of the case.

Collections were made at the houses in the district, or, after reading of the Brief, at church.¹

In the 15th century the Kings granted "Patents of Alms" for like purposes with those of the Charity Briefs of the Church.

Such Patents gradually became general under the designation of "King's Briefs," and were really licenses for the collection of money.

The first *printed* King's Relief Brief known to exist does not relate to a Fire but to a plague visitation. It bears date, 26 June, 1630 (6 Charles I.).

A copy of such Brief is given in an interesting article *On Insurance in England*, in *Insurance Times of New York*, 1882, from which we have borrowed many particulars.

Such Brief was addressed—

To all and singular Archbishops, Bishops, Archdeacons, Deans and their officials, Parsons, Vicars, Curates, and to all spiritual persons, and also to all Justices of Peace, Mayors, Sheriffs, Bayliffes, Constables, Churchwardens, and Head Boroughs ; and

¹ The time for reading Briefs was declared, by a Rubric in the Communion Service in the Book of Common Prayer, to be after the singing or saying of the Nicene Creed. It is singular that whilst Briefs were abolished in the year 1828 this notice has been allowed to remain.

to all Officers of Cities, Boroughs, and Towns Corporations, and to all other our Officers, Ministers, and Subjects whatsoever they be.

The petition for the Brief was from the inhabitants of Cambridge, and was specially recommended by the Archbishop of Canterbury and the Bishops of London, Westchester (*sic*) and Lincoln, and was for the purpose of obtaining relief in consequence of "a grievous visitation in this time of the great contagion of the plague," "2,800 persons receiving relief at a cost of 150*l.* per week, which charge the University and Town are no ways able to disburse, there being left only seven score persons who are able to contribute."

His Majesty ordered collections to be made in the several dioceses of Canterbury, London, Winchester and Lincoln.

The collection was to be made in all churches and their precincts "with a special exhortation to the people for the better stirring up of their liberal and extraordinary contributions in so good and charitable a deed."

Constables and other officers were to be appointed to assist the churchwardens and sidesmen to collect this charitable relief, either in the churches or from house to house, "as the minister and churchwardens shall consider to be most behoofull."

The amounts collected were to be endorsed on the Briefs and paid over to the Justices of the Peace or Chancellors.

The Brief was to endure for one whole year from the date thereof.

Such is an outline of the machinery adopted for invoking public charity, and which soon began to be applied to the relief of sufferers by fires.

Briefs were usually issued by the Lord Chancellor under the authority of the King in Council, to those who furnished proof of loss, accompanied by a recommendation from some nobleman or other person attached to the Court of the Sovereign.

Allusion is made to the granting of Briefs, in cases of fires, in the scheme of 1635 (p. 11), and Ryley and Mabbs' scheme, 1638 (p. 12), and the system continued long after Fire Insurance had become established as a recognised branch of business.

The earliest FIRE BRIEF now known to exist was issued under the authority of the Commonwealth under Oliver Cromwell. It is given in the *Insurance Times*, 1882, p. 173, and also in *Walford's Cyclopaedia*, iii. 313.

The occasion of its grant was a large fire in the town of Marlborough, Wilts, in the year 1653, which place was then almost the centre of the woollen cloth manufacturing trade of England.

It is recorded that Cromwell himself contributed 2,000*l.* to the fund.
The Brief was as follows :—

Whereas the Council hath been informed, as well by petition of the Mayor and inhabitants of Marlborough, in the County of Wilts, as by certificate under the hands of several justices of the peace of the said county, that upon Thursday, the 28 April 1653, the Lord, whose judgments are unsearchable and His ways past finding out, in His overruling providence disposing, a fearful and most violent fire broke out almost at the lower end of the said town, which in the space of 3 or 4 hours burnt and destroyed all the considerable parts and body thereof, with one of the churches and the market house, to the number of 224 houses, the value whereof and goods consumed is estimated at threescore and ten pounds¹ at the least, to the utter undoing of the greater part of the said inhabitants, they not having any thing for their future livelihood, and withal to supply the urgent necessities of their languishing families. The sense of this weighing deeply and seriously on the hearts of the Council, with tenderest bowels commiserating the much to be lamented condition of the said distressed inhabitants, they have thought themselves bound both in conscience and duty, as suffering and sympathizing with them in their great affliction, to recommend the same to the charity and benevolence of well disposed persons, and upon this extraordinary occasion to appoint, as they do hereby, a collection to be made in the Cities of London and Westminster, and in all other cities, counties, boroughs, Towns Corporations and other principal places within England and Wales, as well within the liberties as without, and within the Town of Berwick-upon-Tweed, for the relief of the said inhabitants and for re-edifying of the said town, which is exceedingly necessary and of great importance for commerce and trade ; not doubting but that a business of this nature (so Christian and of such concernment to so many ruined and desolate families) will find ready acceptance with all those who have anything of bowels of compassion in them ; and that they will be easily provoked to such a cheerful and liberal contribution as shall be answerable to so great a loss. And it is hereby recommended to the Lord Mayor, Aldermen, and Common Council of the City of London that order may be given for a collection to be made throughout the said City and liberties thereof in such manner as may be most effectual for the promoting of this work, and testify an affectionate resentment of the miseries of those who are in a perishing condition. And it is also recommended to the sheriff and justices of the peace of each county of England and Wales, to justices of the peace for the City of Westminster, and to mayors, bailiffs, chief governors, and officers of all cities, boroughs, Towns corporations, and other privileged places, to take care that these presents be dispersed through their respective jurisdictions whatsoever, as well within liberties as without ; and to give their best assistance that this collection be made therein in such manner as may most tend to the promoting and advancement of this work. And whereas for the better managing this work in all parts of the nation for the best advantage of the said Town and distressed inhabitants thereof, and that the contributions which may be raised shall be rightly disposed of and impartially distributed amongst those who have been great sufferers in this calamity, the Council have appointed Alderman Andrews, Alderman Tichbourn, Alderman Ireton (and 27 others all named) to be a Committee to sit at Sadler's Hall in the said City of London, to take particular care for the carrying on of this business ; wherefore the persons to whom it is recommended by these presents to take care of this collection in their several jurisdictions are from time

¹ There must be some error in the amount stated. Walford, *Cyclo.*, iv. 30, states the loss to have been 80,000*l.* of then money. Probably the word "thousand" is omitted.

to time to correspond with the said Committee, and to manage that business in such manner as the said Committee shall on all occasions advise and signify unto them.

18 May 1653. Ordered by the Council of State that these presents be printed and published.

There are then numerous directions or Orders of the Council of State as to the manner in which copies of the Brief should be distributed, the collections made, and to whom the amounts collected should be paid.

The system of Briefs began to grow into disfavour in the time of Pepys.

1661, in his Diary, 30 June, he noted :—

To church¹ where we observe that the trade in Briefs is come now up to so constant a course every Sunday that we resolve to give no more to them.

"It appears from an old M.S. Account Book of the collections of the church at St. Olave, Hart Street, beginning 1642, still extant, that the money gathered on June 30, 1661, for several Inhabitants of the parish of St. Dunstan in the West, towards their Losse by Fire, amounted to xxs. viii*d*. Pepys might well complain of the trade in Briefs, as similar contributions had been levied 14 weeks consecutively, previous to the one in question, in St. Olave's Church.²

It is stated that a Brief was issued for the benefit of the sufferers by the Fire of London.

There does not appear to have been any systematic registration of the Briefs issued until a late period, and the only information to be obtained respecting them is from casual entries in Parish Registers. It is very seldom that any note is made of the sums collected.

The writer, in *Insurance Times of New York*, had access to the Registers of the parish of Clent in Worcestershire (formerly Staffordshire), and has given us the benefit of his researches.

The records exist for the years 1672 to 1719. He gives as follows :—

1672.	Fires 4	For redemption of enslaved Christians in Turkey.	.	1
1673.	" 7			
1674.	" 3			
1675.	" 1	For rebuilding churches	.	2
1676.	" 4	" "	.	1
1677.	" 1			
1678.	" 3	Toward rebuilding St. Paul's, London.	.	1
1679.	" 2			
1680.	" 2	For enslaved Christians in Algiers, Sally, etc.	.	1
1681.	" -	For repair of parish church, St. Albans	.	1
		For relief of persecuted French Protestants	.	1

¹ This church was "our own church" St. Olave, Hart Street, not as stated in *Insurance Times*, St. Olare, Fleet Street. Pepys worshipped and was buried at St. Olave, Hart Street.

² Note by Lord Braybrooke.

1682.	Fires	6	For poor Protestant Churches in Lesser Poland	1
1683.	"	4		
1684.	"	4	In respect of great landslip carrying away part of the Town of Runswick, North Riding of Yorkshire	1
			Rebuilding Edgbaston Church	1
1685.	"	4	Church building	2
1686.	"	4	Flood in Cumberland	1
			Rebuilding a Church spire	1
1687.	none			
1688.			Relief of French Protestants	1
1689.			Relief of Irish Protestants	1
1690.	Fires	3	For Protestants in Ireland	1
1691.	"	7		
1692.	"	5	For sufferers of Clopton, etc., near Norwich by casu- alties of the sea	1
			For captives taken by Turkish pirates in Algiers	1
1693.	"	6		
1694.	"	1	For French Protestants	1
1695.	"	2		
1696.	"	2		
1697.	"	1		
1698.	"	1		
1699.	"	1	For French Protestants	1
1700.	"	1	For redemption of English captives in slavery in Morocco	1
1701.	"	3	For repairing damage to Ely Cathedral	1
			For repairs of other churches	2
1702.	"	3	For repair of Chester Cathedral	1
			For repair of Chepstow Church	1
1703.	"	4	For church rebuilding	2
			For Orange Refugees	1
1704.	"	8	For seamen's widows, "made so by a dreadful storm and tempest (called an Hyrcane)"	1
1705.	"	4	For church rebuilding or repairs	3

The writer does not extend his extracts further.

The sums collected under these Briefs are not mentioned.

This is the fullest account we have seen of Briefs issued.

1682. A great fire occurred at Wapping, which, it was feared, would extend to the City, as lines of houses extended thereto and there was a high wind.

Gunpowder was used to destroy the links referred to.

One house standing in the midst of the burned district was saved. It was said to have been occupied by a doctor who had rendered great service to his neighbours during the plague.

22 Nov. A petition was presented to His Majesty in Council from several thousands of the poor distressed seamen, Sea Artificers, Laborers and other late inhabitants of Wapping and the parts adjacent, setting forth, that the poor petitioners by the Suddenness and Violence of the late Dreadful Fire which happened lately in Wapping were expell'd and forced out of their Houses and Dwellings, and scarce had

time enough to preserve Themselves and Their Families from perishing in the Flames. By means whereof most of Them have lost All or the greatest part of their Goods and are exposed to lie in the Streets, Churchyards, and fields ; And therefore praying His Majesty out of his wonted clemency and mercy to order that a Collection may be made for their Relief.

A Brief was thereupon issued for the collection of money in the parishes of London and Westminster and places adjacent. Directions given that the money so collected should be paid to Mr. Roger Hudson at the sign of the Exchange and Grasshopper,¹ in Lombard Street, and Trustees were appointed to see to the proper distribution of the money.

Briefs being issued on the sole authority of the Sovereign, their efficiency ceased on the King's death.

^{16⁸⁴}₈₅ Feb. When James II. ascended the throne, he, "upon the petition of those who have been sufferers by Fire and otherwise, and on behalf of whom Briefs had been granted," with the consent of his Council, agreed to allow unfinished collections under Briefs not expired in point of time, to be completed.

Briefs were made use of for collecting money for the Protestants of France exiled by the revocation of the Edict of Nantes in 1685, and it is said that no less a sum than 63,713*l.* 2*s.* 3*d.* was so collected.

In a Stamp Act passed in 1698, "Letters Patent for collecting Charitable Benevolence, commonly called Briefs," were exempted from all fiscal imposts.

1697. In this year the first case of abuse of Briefs is recorded.

16 April. A fire began in an empty house belonging to one Pemberton, in Derby Court, Westminster. Margaret Mortimer, widow, and seventeen others were sufferers. One of them named Davis sued Pemberton for the value of his house and goods, and obtained a verdict for 350*l.* Pemberton, in order to prevent the other persons whose houses were also burnt from suing him, made the following proposal :—"That if the sufferers would sign a release to him that they would not sue him for their losses, he would lay down the money to procure the King's Letters Patent to collect the charity of well-disposed persons throughout England for their relief." Out of this transaction a pretty considerable fraud arose, and the whole matter came before Parliament.

The total losses were certified at 3,035*l.*, but no details of sufferers' names or their Losses were given.

¹ This doubtless was the original of Messrs. Martins' Bank. The Grasshopper was Sir Thos. Gresham's crest, and it was fitting to connect the name of Exchange therewith.

Two of the real sufferers were left out, 4 unknown names put in, also Pemberton himself for 400*l.*, though his houses were insured to their full value, if not much above the worth of them, in two Offices.

8,000 Copies of the Brief were issued.

The case was in 1701 brought before Parliament¹ by Mrs. Mortimer and other sufferers, and a full enquiry into Pemberton's fraudulent proceedings took place, but without any immediate result.

A wholesale system of counterfeiting Briefs was detected.

We find the following Notices of Briefs at this time.

Amongst the records of the Corporation of London:—

1700. 28 May, for relief of sufferers by Fire in Bermondsey.

8 June, in aid of the distress caused by Fire at Beccles, Suffolk.

Briefs at Denton Church, Hunts.

1703 for Fire at Execution Dock, Wapping;

houses mostly occupied by Seamen, Sea Artificers and poor Widows of Seamen. Loss, 13,040*l.* Collected, 3*s.*

1704 for persecuted Protestants of Orange.

The frauds of Pemberton above referred to were the subject of discussion by Parliament, and a publick Office for conducting the System of Briefs was strongly urged. This led to the passing a measure for the regulation of Collections upon Briefs.

4 Anne, cap 14.

An Act for the better collecting charity money on Briefs by Letters Patent, and preventing abuses in relation to such charities. 1705.

All Copies of Briefs were to be printed by the Queen's Printers. Briefs were to be read in Churches and Chapels within two months after their receipt by the Ministers.

Churchwardens to endorse Briefs with statement of sum collected, and to return them with the Amounts to the Undertakers, who worked the particular Charity, and were to be paid a Commission for so doing. "And whereas there hath been an evil practice in farming and purchasing for a sum of money the charity money which should or might be collected on such briefs, to the very great hindrance and discouragement of almsgiving on such occasion," such practices were forbidden.

Early in the 18th century a scheme was proposed to raise a permanent Fund, out of which Fire Losses should be paid without waiting the return of the Briefs, the fund for this purpose to be provided from collections made during the Visitations of the Bishops, throughout their respective dioceses.

¹ Brit. Mus., 816 m. 10.
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The first Fire Brief issued after the passing of the aforesaid Act seems to have been for

“Loss by Fire at Iniskilling in Ireland, 8,166.”

The Fire occurred 2 June, 1705. The Brief was headed with the Royal Arms.

The Brief was an extremely lengthy document, and is given *in extenso* in *Insurance Times* of May, 1882, pp. 307, 308.

It stated,—

“That the sd poor Petitioners have, for these 16 years past, laboured under great wants and difficulties occasioned by the many hardships they suffered by the late Wars of Ireland, and for their firm adherence to the Protestant interests, and especially to the Crown and Church of England as by Law Establisht; and that when the sd Petitioners had in a great measure, by their labour and industry retrieved their Losses, so that they were again in a plentiful way of living; It pleased God on the second day of June last past by a most dreadful sudden, and accidental Fire, to suffer almost their whole town to be laid in ashes; to the utter ruin of above One Hundred families, and loss of Eight thousand one hundred Sixty and six pounds in mony and goods;”

The request for power to collect alms and relief was granted, “as well with regard to the sad and deplorable condition to which so many poor Families are reduced by this sudden calamity; as from a remembrance of the Surprising and almost Unexampled Services which those of that Town lately performed in Support and Defence of the Protestant Religion and English Interest in Ireland, when small numbers of them in three several Actions defeated considerable bodies of regular Troops, whereby they proved highly instrumental in reducing that Kingdom to its due Subjection to the Crown of England.”

Not only were Collections to be made in Churches and Chapels, but the Churchwardens, together with the Minister or some of the substantial Inhabitants of the Parish were to go from house to house upon the week days next following to ask and receive from the Parishioners as well as Masters, Mistresses, and Servants, as others in their families, the Christian and Charitable Contributions.

The Brief was dated 19 Dec., 1705, and is to be found in the records of the Corporation of London.

In a Register of the Parish of Stocking Pelham, Herts, there are records of the following Collections on Briefs:—

1707. Aug. 10. 6 Briefs, collected 1s. each.

Dec. 14. 2 Briefs, nothing.

1715. 5 Briefs, 6d. each.

Sept. 11. for Liverpool Loss by Fire, 6d.

Collected} 1726 towards y^e Loss by fire at

20 June } Buckinghā. . 00. 04. 06.

Briefs were issued for the following fires:—

1707. 13 May. Shadwell, about 100 houses burnt.

-
1708. 9 Feb. St. Clement's Danes and St. Martin's-in-Fields.
36 houses burnt, others damaged, Loss, 17880*l.* 5*s.* 6*d.*
1727. Gravesend Fire. *See page 423.*
1731. Blandford Fire *"* 424
1743. 30 Jany. William Bowyer's Printing Office in White Fryers.

Bowyer with his wife and children was forced to fly for their lives out of their beds with only such a small part of their common wearing apparel as could on the sudden be taken with them, though not sufficient to cover them—leaving types and other the utensils of his profession, together with several hundred reams of paper, bought and prepared for printing, and a great number of divers and sundry Books and parts of Books printing and printed to the value of 4,344*l.* 2*s.* 5*d.*

The total Loss of all sufferers was 5,146*l.* 18*s.*

Bowyer got a Brief granted which yielded 1,514*l.* 13*s.* 4*d.*
of which he took for himself . . . 1,377*l.* 9*s.* 4*d.*
being a Dividend of 5*s.* 4*d.* in the £ on his own loss,
the remainder of 136*l.* 14*s.* 4*d.* he felt bound to divide
to the other Sufferers.

There was a subscription amongst Bowyer's Friends and
the Printers and Booksellers which yielded 1,162*l.* 5*s.* 10*d.*
So that he received in all 2,539*l.* 15*s.* 2*d.*

We extract the following from an article in the *Church Times* of 27 January, 1893, on the subject of Briefs.

The following notes are from the register of Westmeon in Hampshire. They are too long to give in full. There are nine closely written folio pages. It will be seen that appeals were made for some cases of distress which enlisted more sympathy than the oft-recurring fires :—

Aug. 23rd, 1696. Collected for St. Olave's, Southwark, in the county of Surrey, ye sum of 3 shillings. (This was the second brief this month, and two followed in September.)

May 19th, 1699. Coll. for ye French Protestants brief, 6*l.* 12*s.* 10*d.*

Oct. 31, 1700. Coll. 1*l.* 18*s.* 5*d.* towards the redemption of captives at Machanes.¹

In 1701 there were briefs for St. Mary Magdalene, Bermondsey; Beccles in Suffolk; Horsmonden in Kent; Cruckmeal in Shropshire; Ely Church;² Bromley in Staffordshire; Leominster; Rye; Blaisden; St. Germains; Haddenham; Chepstow; Lutterworth; Chester Cathedral; Rolleston; Congleton; Wye; St. Giles's; Spittlefields; Chalfont St. Peter's; and Wapping :—

Toward the Protestants of Orange brief (no date, but it must have been about 1703), 6*l.* 2*s.* 10*d.*

¹ Called *Morocco* under *Clest Briefs*.

² Ely *Cathedral*. See *Clest Briefs*.

Toward All Saints' Church in Oxford, Aug. 12, 1705, 5s. 6d.

Toward ye Iniskilling brief, May 12, 1706, 2s. 10d.¹

Towards ye fire in Morgan's-lane, in Southwark, May 19, 1706, 3s. 4½d.

In 1708 there were "Lisburn fire in Ireland," "Dorney Fire," "Alrenbury-cum-Weston Fire," "Wincanton Fire," "Bewdley Fire," "Great Yarmouth Fire," "Ye Fire at Edinburgh," "Ye Fire in ye Strand,"² and "Ye Protestant Church at Oberburmen."

Ye brief for ye distress'd Palatines, which was read Nov. 20, 1709, drew 2l. 8s. 7½d.

In looking through the closely-written lists one is struck by the impartiality with which these village people contributed to the necessities of their brethren in all parts of the world.

In July, 1715, are three entries ; the respective collections seem a little disproportionate :—

To Kentford Church in Suffolk, 4s.

To St. Giles's Church in New Castle under Line, 6s. 6d.

To Cowkeeper's Brief, 3l. 7s. 3d.

Read the brief for the Reformed Episcopal Churches in Great Poland and Polish Prussia, Dec. 23rd, 1716, and collected to the same brief from house to house, 1l. 14s.

July 13, 1718. To Penrith, Cumberland.

But whether Penrith, Cumberland, was too far off to interest Westmeon, or whether the clerk forgot to make the entry does not appear.

1720. Collected from house to house for sufferers by thunder and hail in ye Com. Stafford, 9s.

Dec. 18. To St. Olave's church, near York, 4½d.

July 23, 1721. To Tewkesbury church in Com., Glouc., 11d.

The entries cease in 1732. The last is as follows :—

Brett's Briefs, 1732, Nov. 5. Austerfield, Aberbrothock Harbour, Blomford Forum,³ Well church, North Stoneham.

In the List of Clent Briefs, p. 408, there is a notice of one in 1678, "Towards rebuilding St. Paul's London," 12 years after the Fire.

The *Church Times* above-mentioned contains an interesting communication from the Rector of Crowhurst, Sussex, with reference to the Brief for the same object. He gives the following extract from the Parish register. The Rector and Churchwardens evidently considered it "most behooful" to make the collection from house to house. The result proved that they were correct in their opinion.

The names and surnames of the inhabitants of the parish of Crowhurst, in the county of Sussex, with the severall sumes of money given by them towards the rebuilding of the Cathedral Church of St. Paul's, London, is as followeth :—

Given by Mrs. Joanna Dasbridge. Ten shillings.

Mr. Anthony May. Five shillings.

Mrs. Mary Althorne. Five shillings.

Mr. George Parker. Two shillings, six pence.

Samuel Cramp. One shilling.

¹ See p. 412.

² See p. 412.

³ This should be Blandford Forum.

William Wimble. One shilling.
Robert Goland. Six pounds.
John Travaneva. Six pounds.
William Taylor. Six pounds.
Abraham Fuller. Six pounds.
Thomas Perkins, servant.¹ One shilling.
Robert Saunders, servant. Six pounds.
Richard Simons, servant. Six pounds.
Thomas Collins, servant. Two pounds.

Collected from house to house by me M. Wing, Rector, *ibid.*

JOHN BOOTS { **ROBERT BOWMAN** { Churchwardens.

Octobr. ye 8, 1678.

Towards the close of the last century the Clergy began to object to Parish Funds going to other quarters, and we are referred to a discussion on the subject in the *Gentleman's Magazine*.⁸

The controversy settled down into a consideration of the best method of managing "Church Briefs," or Briefs for the building or repair of churches.

In 1804, Nares, the Secretary of Briefs, issued new Regulations respecting the mode of Collecting Funds thereunder.

A Register of Briefs was instituted, giving full particulars of date and cause of grant, time of collection, amount collected, etc.

Mr. John Stevenson Salt, Banker, Lombard Street, was exclusively employed by the authorities as the Undertaker, for which sum he received the trifling allowance of 3*d.* or 4*d.* for every copy of Brief issued, according to its character, and he became responsible for all agents employed.

The Cost of a Church Brief was . . .	84/-
of a Fire Brief . . .	86/-

Briefs became unproductive in Churches, so the Churchwardens, preceded by the Beadle, solicited contributions from house to house, which practice led to such Briefs being called Walking Briefs.

Briefs of all kinds were abolished in the year 1828 by Act 9 Geo. iv. cap. 42.

An Act to abolish Church Briefs, and to provide for Collections for building Churches and Chapels.

The Act 4 Anne, c. 14 was repealed except as to Briefs not yet returned.

¹ See p. 412.

Gent's Magazine, 1st Series. Vol. xvii. 565.

Vol. xxi. 574.

,, xviii. 125, 131, 449.

,, xxxiv. 86.

„ xix. 212, 258.

,, xlix. 540.

FIRES, LOSSES, AND CLAIMS.

Few are the particulars we have been able to trace respecting the Losses of the Offices preceding the *Sun*.

Of Barbon's Office we have no information.

Since the Fire of London to 1682, 67 Brick houses burnt (of which 40 in the Temple) and 30 Timber houses. Some may have been insured by Barbon.

The Fire Office. 1681, 82, 83. Premiums, 18,000*l.* Losses, 7,000*l.*

4,000 houses insured, not $\frac{1}{4}$ of the terms for which the houses were insured had expired, some houses insured for 7, 11, and 21 years.

1680 to 1687. In 6 years paid for Losses 20,000*l.*

1705 in 24 " above 40,000*l.*

1712 in 31 " " 50,000*l.*

Friendly Society. 1685 One Loss 965*l.*

Insured called upon to pay their proportions, 5*s.* 1*d.* for every 100*l.* insured.

about 1708. Paid since 1684 upwards of 11,000*l.*

1717. Losses at Limehouse, no sums mentioned.

We do not trace any other record of Losses sustained by this Office, unless we include the Fire at Gravesend in 1727.

Hand in Hand. Losses 1696 to 1733. See p. 77.

Exchange House Fire Office.

1708-9. Povey says he paid Claims to several, particularly Mr. Waldraven's Son the Brewer in Rotherhithe. For claims and expenses he had paid in all 1,000*l.* out of his real Estate—therefore we presume in addition to the Quarteridges.

1709-10. Jan. Stevens' claim, no sum mentioned.

See Chest, p. 384.

The following graphic description of a Fire in London, by Gay,¹ forms a suitable introduction to the

¹ *Trivia, or, The Art of Walking the Streets*, 1715, Book 3, lines $\frac{353}{376} - \frac{381}{386}$.

**Statement of Fires from the Establishment of the
Company of London Insurers or Sun Fire Office.**

But hark ! Distress with Screaming Voice draws nigh'r,
And wakes the slumb'ring Street with Cries of Fire.
At first a glowing Red enwraps the Skies,
And borne by Winds the scatt'ring Sparks arise ;
From Beam to Beam the fierce Contagion spreads ;
The Spiry Flames now lift aloft their Heads,
Through the burst Sash a blazing Deluge pours,
And splitting Tiles descend in rattling Show'rs.
Now with thick Crouds th' enlighten'd Pavement swarms,
The Fireman sweats beneath his crooked Arms,
A leatherne Casque his vent'rous Head defends,
Boldly he climbs where thickest Smoak ascends ;
Mov'd by the Mother's streaming Eyes and Pray'rs,
The helpless Infant through the Flame he bears ;
With no less Virtue, than through hostile Fire,
The *Dardan* Hero bore his aged Sire.
See forceful Engines spout their levell'd Streams,
To quench the Blaze that runs along the Beams ;
The grappling Hook plucks Rafters from the Walls,
And Heaps on Heaps the smoaky Ruine falls.
Blown by Strong Winds the fiery Tempest roars,
Bears down new Walls, and pours along the Floors ;
The Heav'ns are all a blaze, the Face of Night
Is cover'd with a Sanguine dreadful Light.

* * * * *

Hark ! the Drum thunders ! far, ye Crouds retire ;
Behold the ready Match is tipt with Fire,
The Nitrous Store is laid, the Smutty Train
With running Blaze awakes the barrell'd grain ;¹
Flames sudden wrap the walls ; with sullen Sound,
The shatter'd Pile sinks on the Smoaky Ground.

*Sun, 17th, Jan., 1st Claim. Fisher, St. Olave's, Draper. Damage by removal 10*l.* 10*s.* 6*d.*,*

1712, May. King Street, Covent Garden.

A full and true Account of a most cruel and dreadful Fire which happened betwixt 2 and 3 this morning in King Street, Covent

¹ See p. 43.

Garden, and burnt down the Crown and Cushion, being the house where the Indian Kings lived,¹ and several other houses, having done near 10,000*l.* damage.

Notwithstanding the good and wholesome Laws provided of late for punishing wicked and careless Servants in these cases by Fines and Imprisonment, etc., yet they wont take warning, but generally are the occasion of the Calamities of this nature, a dismal instance of which we have in the following relation.²

* * *

Printed by J. Brown, in Fleet Street, 1712.

9,000*l.* of valuable Furniture destroyed.

The Crown and Cushion was a large house, an Upholsterer's by trade, where there were usually several gentlemen lodgers. The man's name was Arne, and the Office paid him 500*l.* loss, less the usual discount of 5 per cent.

17¹²₁₃. Jan. Rev. Mr. Mallard. No sum stated.

1713. April. A printer, Whitefryers, 50*l.* loss.

July. A large Fire at Blandford. *Sun* not interested.

17¹³₁₄. Jan. 2 Losses.

1714. April. 2 Losses.

July. 4 Losses.

30 houses burnt in Houndsditch.

All persons insured in *Sun* Fire Office, London, who have received any Loss or damage by Fire before 29 September last, are desired to make their Claims in form according to the Company's proposals to-morrow at 9 o'clock in the forenoon at the Office, and then and there their demands will severally be paid.

October paid 4 Losses, 3 of them claims arising out of the Houndsditch Fire.

17¹⁴₁₅. Jan. Banks, of Ancaster, Lincs. Loss under a policy effected through a friend in London.

„ Jan. 13. This day, between 4 and 5 of the clock in the afternoon, the boy of one Walker, an Oilman, who kept a small Gunpowder shop near Bear Key, in Thames Street, between the Custom House and Billingsgate, being in an upper room with a light and making

¹ The 4 Kings or Chiefs referred to arrived in England in April, 1710, were lodged at Arne's as guests of the nation. They came to offer their services to assist her Majesty against all her enemies, and secure her from the French in and about Canada and America.

They left England on 8 May, and landed at Boston on 15 July, 1710.

² Brit. Mus. 816 m. 10.
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Rockets and Squibs (against the King's coming to St. Paul's), unwarily set fire to the Gunpowder; upon which the House blew up. The wind being very high the fire soon spread from that house to others towards Billingsgate and backwards towards the Warehouses on the Keys, did great damage there, crossed the way to the North side of Thames Street and burnt up Water Lane, and the back part of Harp Lane to Tower Street, taking Baker's Hall and Trinity House in its destructive career, which about Five of the Clock the next morning was stopped in Tower Street, over against Mark Lane; above 120 houses were either burnt or blown up, and great quantities of Sugar, Oil, Wine, and other rich Goods and Merchandizes were consumed and destroyed. The Loss was computed at above 500,000*l.*, and above 50 persons perished in the flames or were bury'd in the ruins of Houses.

Walford, *Cyclo.*, iii. 361, in giving some comments by a merchant of Amsterdam on the means adopted for the extinguishment of the Fire, states erroneously that it was at Wapping.

It is said that Robert Nelson on his death-bed had spoken of a large fire which was to happen in London, and he died on January 15.

Weekly Packet, 15–22 Jan., 17¹⁴₁₅.

Sun Fire Office, London, 22 Jan., 17¹⁴₁₅.

All persons insured in this Office who have sustained damage by the late dreadful Fire in Thames Street, and not already entered their Claims, are desired to enter the same at the Company's Office in Threadneedle Street, behind the Royal Exchange, in order to receive full satisfaction.

N.B.—The Company gives notice likewise that they will deduct no more than 3*l.* per cent. (instead of 5*l.* per cent. formerly deducted) out of any sufferer's Claims for loss by Fire that shall happen after the date hereof, which is much less than the Deductions made by other Offices.

The *Sun* Losses by this Fire amounted to between 750*l.* and 800*l.*

On 16 Jan. A Sermon was preached by John Evans in London, on the occasion of the dreadful Fire which began in Thames Street, Thursday, January 13.

Arising out of this Fire a Bill was passed in June, 1715, for erecting a Court of Judicature, to determine differences touching houses and buildings burnt down, demolished, or defaced in and near Thames Street in the City of London.

1715, Oct. A fire broke out at a Tallow Chandlers, near Hungerford Market, burnt 4 houses and very much damaged 4 others.

Sun paid four Claims.

1716, Dec. 2. A fire broke out in the French Chapel in Spring Garden by Charing Cross, and burnt down that and the Library belonging to it, together with 2 or 3 dwelling Houses.

The Prince of Wales (afterwards George II.) attended, and assisted to extinguish the Fire.

Rowe, Poet Laureate, refers to the circumstance of the Prince attending several Fires, in the following lines :—

Thy Guardian, blest Britannia, scorns to sleep,
When the sad subjects of his Father weep ;
Weak Princes by their fears increase distress—
He faces danger, and he makes it less.
Tyrants on blazing Towers may smile with joy ;
He knows to save is greater than destroy.

„ Dec. 4. Fire in Nightingale Lane, Limehouse, consumed near 200 houses.

The Prince of Wales contributed 1,000*l.* to the sufferers.

Walford, *Cyclo.*, iv. 49, substitutes Wapping for Limehouse, and again applies to it the remarks, iii. 361, relating to the Fire in Thames Street.

The *Sun* paid several 500*l.* Losses this year.

1717. Fire in Threadneedle Street, burnt Sun Tavern and Sun Coffee House, and much damaged several other houses.

1718. We are now introduced to the duties of the Acting Members in connection with Losses.

Fire at Emsworth, Hants, two Members to go to view.

Ordered that two Members of every Committee, on notice from the Office of any Fire that may happen, shall be obliged to goe and view the same, making the best enquiry what Losses are sustained taking with them a Surveyor within 2 days in Town and 5 days in Country (see 1726).

„ 9 Dec. Fire at Thrapstone, burnt 12 hours, consumed 50 houses, and Outhouses, and great quantity of goods. Loss about 10,000*l.*
Sun 2 Claims.

1719, Jan. The Inhabitants of Wapping, Stepney, Aldersgate, etc., presented a petition to Parliament complaining of the quantity of Gunpowder stored, and craving a Bill to prevent Mischiefs.

This resulted in an Act for preventing the Mischiefs which may happen by keeping too great quantities of Gunpowder in or near the Cities of London and Westminster or the Suburbs thereof.

„ July. Fire at Soapboilers in St. Olave Street, Southwark, near

the Ram Tavern, burnt 8 or 10 houses, besides Backhouses and Warehouses.

Sun 11 Claims.

1719, August. Fire at Meonstoke, Hants, near 30 houses. Loss 5,000*l.*

Sun 1 Claim.

1720, Jan. 7. A fire broke out in the house of Mr. Wm. Astell, Merchant, Austin Friars, which destroyed that and another house and damaged several others. Mr. Astell's wife, a Daughter with an Infant Son at the breast and its nurse were all burnt in the house. A Servant maid threw herself out of a window to avoid the flames and was taken up alive, but dy'd in 3 hours of the hurt she received by the fall.

See March, 1720.

Mr. Astell was a Director of the South Sea Company, and suffered severely in consequence of the connection.

.. Feb. Fire at Cross Keys Brewery, Barnaby Street, Southwark, Warehouse, Stables, and part of Brewhouse, 1,500 qrs. of Malt and great quantity of Stout burnt.

Sun 3 Claims.

.. March. A fire broke out in the Stables of Mr. Humphrey Parsons' Brewhouse, near Hermitage Stairs, St. Catharine's, occasioned by a Link which set fire to the hay. It consumed the Stables and Brewhouse and several Storehouses wherein were many Buts of Beer, which were all destroyed. Then taking hold of a Warehouse near Bur Street, full of Hemp, it increased in fury, burning down that and about 18 Warehouses and Granaries on that side the Street in which were great quantities of Linen, Corn, etc. with Stores of Wine, Brandy, etc. in the vaults. After which it seized the houses on the other side of the Street, burnt 7 or 8, with part of Devall's Wharf, and damaged several others.

Mist's Journal, 26 March, said, the fire burnt the Brewery, Warehouses in Burr Street, Hoop Tavern, and Warehouse of Mr. Astell of Austin Friars (*who had had a Loss there*). He lost Goods to the Extent of 12,000*l.* Total Loss 80,000*l.*

Hand in Hand sustained a Loss on Buildings of Brewery.

Union paid Parsons for Goods 2,000*l.*

Sun also paid him a Loss.

Sun had 15 Claims arising out of this Fire.

The *Union* paid also to Mr. Astell . 4,000*l.*

" " " Mr. Goodfellow 1,381*l.*

besides other Losses. See p. 108.

In *Daily Courant* of 8 April, 1720, there appeared the following Advertisement :—

Hand in Hand Fire Office. The Directors having received information that the late dreadful Fire at St. Catharine's was occasioned by the sole notorious carelessness of one John Hilliar, then servant to Humphrey Parsons, Esq., do hereby promise a reward of 10 Guineas to any person or persons who shall discover and secure the said John Hilliar, so as he be convicted of the said crime, to be paid by their Clerk at their Office on Snow Hill ; to which place all persons are desired to repair who have any demand upon the Office on the account of the said Fire, and have not already made their Claims and received satisfaction for their Losses.

In the *Daily Courant* of 22 April, 1720, the *Union* inserted a similar Advertisement offering a reward of 10 Guineas.

We have not traced any announcement to the same effect from the *Sun Fire Office*.

In the *Daily Courant* of 4 June, 1720, the *Hand in Hand* advertised to the following effect :—

Matters and circumstances give the Directors cause to suspect that some of the recent Fires were wilful. They think it incumbent on them to use their best endeavors to detect and prosecute offenders, and so secure their own Members as much as possible.

They offered a reward of 50 Guineas for each conviction.

In the *Post Boy*, 4-7 June, 1720, the *Sun Fire Office*, having similar suspicions, offered a reward of 30 Guineas for each Conviction.

The *Union* had inserted a similar Advertisement (offering 20 Guineas reward) for the conviction of each person guilty of such wicked practises, in the *Daily Courant* of 27 May, 1720.

1721, Feb. 21. Fire at a Seedsman's, corner of Cecil Street, Strand, burnt 3 houses and damaged several others.

Sun 8 Claims.

„ *Sun* 10 Losses on London Bridge and Bridgefoot.

1722, June. St. Catharine's 30 houses and 2 vessels. *Sun* 23 Claims.

Wapping	" 19 "
Holborn Bridge	" 16 "

1723, June. Fire at a Cotton Warehouse in Billiter Lane, consumed 10 large warehouses, a great quantity of goods, 3 dwellings, and damaged others. Several persons killed and injured.

Sun 9 Claims.

1724. Sentence of Death passed on Julian, a negro boy, for setting fire to the house of his Mistress, Mrs. Turner of Sunbury.

Executed 11 November.

1725, 15 March. Great part of the Town of Buckingham burnt.

Sun 15 Claims. *See Briefs*, p. 412.

In this year an instance is mentioned of a person (whilst a Fire was burning in his village) riding over to a neighbouring Agent to pay up arrears of premium on his Insurance.

1726. A Copy of the List of Managers names and places of abode to be given to every Fireman and Porter belonging to this Office, with Instructions that on any Fire they immediately give notice to the Managers living nearest thereto.

„ April. Fire at Ratcliffe.

Anonymous Letters sent to two of the Acting Members.

1727, August 24. Gravesend.

The fire began in Barnyard adjoining the Church,

burned High Street to Chequers Corner,

West Street to Red Lion Brewhouse,

Stopped there by blowing up the Unicorn Inn,
on Milton side of High Street, the Prison by the Market,
High Street to Town Quay,
East Street to the Brigantine.

Stopped by blowing up the Rose Inn.

There is an account of the Fire in the *London Journal* of 2 Sept.

1727: 250 houses said to have been destroyed (another Account put the Number at 110, which was nearer the mark); the houses being insured, people did not take so much pains as they should have done, and did not blow up houses in time. *Sun* in for 9,000*l.*, and another Office for much more. The total Loss stated to be 200,000*l.*, which was said to be an exaggerated estimate.

Briefs yielded 4,767*l.* 4*s.* 2*d.*, and sufferers were paid 28*l.* 10*s.* per cent.

There was only one Fire Engine, and that was unserviceable.

The Statement of the *Sun* Loss was tolerably correct. Could the other Office which lost much more have been the *Friendly*? *See p. 67.*

In reply to an enquiry respecting Insured houses which were blown up, the Office said, "We pay for the *houses* insured that were blown up, and shall always do so."

17²⁷₂₈ Feb. "The Office had always a desire to avoid Lawsuits, and up to this time it had never had but two, and those unavoidable, being flagrant cases."

No particulars stated. Possibly one was the case of a man

named Goodwin, who in 1724 made a Claim for a Loss in October, when he had not paid any premium since the previous Midsummer. The case of Lynch, of Gravesend, arising out of the Fire of 1727, was not tried until 1729.

1730. Letters sent to persons at Bristol, demanding money and threatening destruction of their property if demands not complied with. Some premises burnt. Incendiaries not discovered.

1731, June 4. Destructive Fire at Blandford consumed the Town (except 26 houses) and Church. 300 houses burnt, 3,000 persons houseless.

Sun a large Loss.

Loss, after deducting all Insurances, 84,348*l.* About one-third of Loss recouped by means of King's Briefs.

" June 5. Tiverton—200 houses burnt, 10 of which cost over 10,000*l.* Fire extended from the River to half way up Barrington, the best part of the Town. Loss stated as about 150,000*l.* *Sun* sustained a large Loss.

" Oct. Fire at Earl of Ashburnham's Mansion, near Westminster Abbey, where the Cotton Library was kept. Much damage done. Several valuable MSS. destroyed. 4 presses of MSS. burnt. Out of 958 MSS. vols. 114 destroyed or rendered useless, 98 damaged. The MS. of Bentley's Greek Testament (a labour of 10 years) destroyed.

1733. Frederick Lewis, Prince of Wales, son of George II., assisted at a Fire at Berkeley House, Piccadilly.

17⁴⁷₄₈, 25 March. Cornhill Fire.

Began at the house of Eldridge, a Peruke maker in Exchange Alley, from carelessness with a Candle. Eldridge, his wife, 2 Daughters, a Journeyman, and a Lodger lost their lives.

The Fire burnt Cornhill from North Entry to Change Alley, to St. Mildred's Church; from North-West corner of Change Alley to Churchyard of St. Edmund the King, Lombard Street; to South-East corner of Change Alley, Birch Lane, Castle Alley, White Lion Yard, to George Yard. Garraway's, Jerusalem, Jonathan's Jamaica, George and Vulture, Tom's and Rainbow Coffee Houses, and Swan Tavern burnt. Baker's, Sam's, and Sword Blade Coffee Houses damaged. The spot was said to be one of the richest in the City.

The number of houses burnt was variously stated, but the actual number is supposed to have been 80 burnt, and 14 or 15 damaged. Few persons were insured.

No public Office burnt except the *London Assurance*, and they managed to save their Goods.

The Loss was reported as 200,000*l.*

Contributions were set on foot. The sum of 5,774*l.* 19*s.* 4*d.* was collected.

	£ s. d.
163 Contributors at 10 <i>l.</i> and upwards . . .	4,138 9 0
141 " at 5 Guineas . . .	740 5 0
525 " Smaller sums . . .	896 5 4
	<hr/>
	£5,774 19 4

Claims were given in for 8,000*l.* 172 Housekeepers did not apply.

A Committee was appointed to distribute the amount.

Losses up to 20*l.* were paid in full.

" above 20*l.* " 10*s.* in £.

The highest sum given was 350*l.*

70*l.* was given to Eldridge's maid who leaped from a garret window and was disabled.

30*l.* to the widow of a Fireman killed.

	£ s. d.
Paid Sufferers	5,718 12 8
Advertisements	37 9 6
To George Strahan, a Bookseller in Cornhill, at whose house the Committee probably held their meetings	13 12 2
Porter of Committee	5 5 0
	<hr/>
	£5,774 19 4

We have few other records of fires in olden times. We may mention the following :—

London Bridge.

1633. 43 houses burnt—over $\frac{1}{3}$ of the number on the Bridge.

1721. *Sun* paid 10 Claims.

1725. 40 to 50 houses burned.

1758. The temporary Wooden Bridge burnt.

Ratcliffe Highway and Wapping.

1794, July 21. Fire began at Cloves, a Barge Builder's in Cock Hill, behind the East India Company's Saltpetre Warehouse of 2 or 3 low stories.

Fire extended thereto, and a fearful Explosion ensued.

Cause of Fire, the boiling over of a pitch kettle.

630 houses burnt or injured.

Butcher Row, Brook Street, Stepney Causeway, and High Street, Ratcliffe, were involved in the destruction.

The East India Company's Warehouse contained 40,000*l.* worth of Sugar, 35 bags of Saltpetre and much other Merchandise.

Damage stated to have been 1,000,000*l.*

Sun Loss about 48,000*l.*, between 150 and 200 Claimants.

Phoenix " 50,000*l.*

This was regarded as the largest Fire since that of London in 1666. Government lent 120 Tents for Sufferers to reside in.

To the preceding account of the Fire and Explosion at Ratcliffe we may add the following brief notices of some other serious Explosions:—

1848. A very serious *Explosion of Gas* occurred in a Berlin wool shop in Albany Street, Regent's Park. No less than 103 houses were damaged by concussion. The Managers viewed with their usual liberality such cases of damage to property insured in the Office against Fire, as came before them. At that time the Fire Offices did not recognize claims for damage by Explosion of Gas.

1854, October. Gateshead and Newcastle on Tyne.

A fire happened in a worsted manufactory adjoining a bonded warehouse, wherein a large quantity of chemicals, sulphur and nitrate of soda was stored.

A fearful explosion occurred, doing serious damage to Gateshead, to the shipping in the Tyne, and also to the waterside premises of Newcastle on the opposite side of the river. The various articles stored were not, it was stated, in themselves explosive, nor when mixed together, but became so as soon as water was applied to them. There were, however, differences of opinion, and we believe that the real cause of such a fearful explosion was never discovered. There was not any gunpowder on the premises. About 60 or 70 persons were killed, and about 100 injured.

The loss was reported as several hundred thousand pounds, of which it was said about 140,000*l.* would fall on the Insurance Companies. We are inclined to think that these statements were exaggerated. Most of the Offices in the first instance agreed to

admit claims for property partly burnt and partly damaged by the explosion, and also for buildings pulled down by order of the authorities to stop the progress of the fire. As regarded damages by concussion only, the general feeling amongst the Offices was to consider estimates of damages with a view to making gratuities, a view which ultimately prevailed, and sufferers were satisfied.¹

1864, Jan. An explosion occurred on board the *Lotty Sleigh* lying in the Mersey. The vessel was laden with gunpowder, about 11½ tons, which caught fire. Many houses in Liverpool were damaged by concussion of air, and the *Royal* paid for damages as did other Companies. One of the *Royal* shareholders objected to such payments and instituted proceedings at Law, but was unsuccessful, the Court holding that it was a matter of internal management, and considering the full powers entrusted to the Directors, they were justified in making the payments (*Taunton v. Royal Ins. Co.*).²

,, Oct. An explosion at the *Powder Mills* of Messrs. Hall & Co. on the Banks of the Thames, damaged by concussion much property at Erith. Claims were made on the Insurance Companies, and refused. One owner brought an action against the *London Assurance Corporation* to recover the amount of his loss but failed in his endeavours. (*Everett v. London Ass. Corp.*)³

1874, Oct. Explosion of Gunpowder on board a barge passing by the canal, through Regent's Park. Considerable damage was done by concussion. The Offices declined to pay except in one instance (the *Alliance*) who had an old policy in force on the building of the Regent's Park Baptist College which was damaged, under which, as there was no exception to losses by explosion, the Company paid the claim.⁴

1892, Sept. 3. Explosion of Gunpowder on barque *Auchmountain*, in Clyde, at No. 1 Powder Buoy. 800 barrels of powder of 50 lbs. each (about 20 tons in all). Fire began at other end of ship. No lives lost. Considerable breakage of windows at Greenock, etc. No structural damage outside the ship. Shock felt at Glasgow 23 miles distant.

Many claims were made against the Insurance Companies, but it is believed that none were admitted nor any payments made *ex gratia*. Proceedings at law were in some cases threatened but not proceeded with.

¹ Fuller details are given in *Ins. Cyclo.*, iii. 121.

² *Ibid.*, iii. 125.

³ *Ibid.*, iii. 126.

⁴ *Ibid.*, iii. 127.

Claims were made against several Plate Glass Insurance Companies, but in only one case it is thought was there an absence of any condition protecting the Office from such a loss.

NOTICES RESPECTING PAYMENTS OF CLAIMS.

Writers have commented upon an advertisement of the *Sun Fire Office* in July, 1720, signed by 43 individuals (42 was the correct number) whose property had been destroyed by fire in various parts of London and the Country, and stating that in justice to the said Office they certify that they have received the full amount of their claims for the losses and damages they thereby sustained.

They do not seem to have been aware that advertisements to a similar effect had always been inserted after each quarterly payment of claims. The amounts paid to the claimants are not usually stated.

The first advertisement, dated Oct., 1710, was an intimation that no fire had happened since Lady-day last (when the Office commenced) and the quarterly announcement, until January, 17¹¹₁₂, was that the Company had had no demand from any sufferer.

The following is a brief statement of the number of claimants mentioned in each advertisement which has come under our notice.

	London	Country
17 ¹⁵ ₁₆ , Jan.	4	1
1716, April	13	2
1718, July	5	1
" Oct.	5	3
17 ¹⁸ ₁₉ , Jan.	5	2
1719, April	4	2
" July	3	—
" Oct.	12	1
17 ¹⁹ ₂₀ , Jan.	5	3
1720, April	22	3
" July	38	4
" Oct.	2	3
1721, Jan.	5	4
" April	24	2
1722, July	25	2
End of year	40	2
1723, July	42	11
1725, August	34	49

CONSCIENCE MONEY.

Payments to the *Sun Fire Office* under this head are not of modern date.

1726. Cash received of a person unknown having received a claim from the Office, and by mistake had overcharged the sum returned.

1729. Returned to the Office by a sufferer, being for a bed, easy chair and box iron said to be lost but found again.

In modern times.

1856 to 1866. Seven cases.

1874 to 1881. Eleven instalments from Anon : in United States.

Two Restitutions have assumed the shape of Legacies, so that the names of the parties became known.

1854. An amount left to the *Sun*, and one to another Company, but as the estate consisted of Mining Shares the Legacies were compromised for reduced sums.

1848. A party at Liverpool received a loss from each of three Offices—he emigrated to the United States, and by will in 1875 left to each Company the full sum received by him, he stating as his reason that he believed he was not strictly entitled thereto. The full amount was paid some time after the person's death.

The *Phœnix* amongst other Offices have been recipients of Conscience Money—on one occasion, we believe, of the large sum of 3,000*l.*

ARSON AND FRAUDULENT CLAIMS

Apparently soon followed in the wake of Fire Insurance.

We find the following notice in *Grub Street Journal*, 19 August, 1731.

Yesterday at the Assizes at Kingston, a Quaker was tried for attempting to defraud the *Sun Fire Office* of 437*l.* by setting fire to his own house at Great Ground near Southwark, and after a long trial was acquitted, appearing to be disordered in his senses.

A charitable conclusion.

17³²₃₃, 27 Feb. Mr. Edm^d. Overall attending (*the Sun Committee*) from y^e London Assurance Corporation Office, concerning W^m. Grey's Loss, y^t Office suspecting fraud, we refer it to y^e Committee of Management to examine one Booth his journeyman.

We regret to have to say that cases of Fraud and Arson multiplied as years rolled on.

INCENDIARISM.

1790, 2 Dec.

Reported that through the zeal and exertions of Alderman Skinner, a Magistrate, two Incendiaries had been brought to justice and been executed, and thanks were voted to the Secretary for the assistance he had rendered.

DEDUCTION OR DISCOUNT

On Payment of Claims.

So far as we can trace the *Company of London Insurers* was apparently the first Fire Office to adopt this practice, notwithstanding their assertions.

Povey when paying claims on the *Trader's Exchange House* Office for Lives deducted 3 per cent., and therefore it is not impossible that he made a similar deduction when paying Fire Losses.

If the *Company of London Insurers* followed Povey's example, we are still without an explanation why in 1710 they should have fixed on Five per cent. as a deduction to defray "the Charges and Expences of Officers and others employed to make enquiry how and by what means the Fire happened *as is usual in other Fire Offices.*"

The proposals of other Offices established before the *Sun*, which have come under our notice, do not mention the subject.

The reason for the deduction is a singular one, as in the early existence of the Office it would seem that Sufferers received the amount of their claim on production of their own Affidavit and of the Certificate of the Minister, Churchwardens, etc., without any inquiry or investigation.

17¹⁴₁₅, Jan. The rate of Discount was reduced to 3 per cent., "which is much less than the deductions made by other Offices."

Still we are without any knowledge of the authority upon which the Office made the assertion.

The *Union*, which had just been established, did not apparently make any deduction from claims, and in 1735 thought it expedient to publish the following notice—

Whereas other Offices of Assurance on Goods do either deduct at least 3 per cent.¹ out of each Claim for defraying charges, etc. or do oblige the Sufferers to average,² it is to be noted this Office is so far from doing as above, that no person insuring in this only is put to any charge except that of an Affidavit proving his loss.

We have no knowledge of the early practice of the *Westminster*.

The *Royal Exchange* in their proposals of 1721 were silent on the subject of Deductions. In 1722 they stated that Claims were not liable to any deductions. In 1726 they applied the pro rata condition to Claims.

As to *London Assurance*, their proposals of 1734 declared that the pro rata condition would be applied in the Settlement of Claims. Such Declaration was omitted from the proposals of 1737. See also p. 176.

¹ *Sun.*² *Royal Exchange and London Assurance Corporations.*

In the belief that the two Corporations worked on the same lines, we may, from the dates above quoted, decide what their practice was from time to time.

In the unidentified proposals of the *London Assurance* (p. 172) is the following N.B. :—

There is no Average Clause in the policies of this Corporation ; but the Assured, in case of Loss, receive the full damage sustained, deducting only 3 per cent. according to the terms of the policy.

1769. The *New Bristol Fire Office* upon their establishment declined to adopt the usual deduction of 3 per cent. from Claims (p. 207).

In 1774 the *Friendly* of Edinburgh deducted 3 per cent., and had probably done so from an early date, though the subject was not mentioned in their proposals.

The *Phœnix*, on their establishment in 1782, stated that the Company paid the full Amount of all Losses without any Deduction or Discount, and added that before the time of the *Phœnix* Institution it was usual for the Insurance Offices to deduct 3 per cent. from the Amount of the Loss proved. They made a special feature of this in their advertisements, e.g.

1785, 6 August.

Phœnix Assurance or New Fire Office.

This Company was the first which paid Losses without Discount.

The action of the *Union*, *Royal Exchange*, *London Assurance*, and *New Bristol* Offices was thus ignored.

It was apparently in consequence of the determination of the *Phœnix* not to subject claimants to any deduction from the amount of their losses, that the *Sun* abandoned the practice in 1782, and doubtless their example was followed by any other Companies which were in the habit of making similar deductions from claims.

CHAPTER XI.

FIRE ENGINES, FIREMEN, PATROL, FIRE BRIGADES, ETC.

IT is not our intention to enter upon a long history under this head. We could only repeat what has been already written by others. Our object is simply to record the action of the Fire Offices in relation to Fire Engines, Firemen, etc.

Ryley and Mabb's project of 1638 contemplated the providing of Engines and Watchmen.

Barbon's Office did not apparently have any Firemen, but its successor the *Fire Office*, in 1680, was assisted by a company of men versed and experienced in extinguishing and preventing of the Fire, and these were provided with Liveries and Badges.

1680. Newbold's Scheme included the provision of Engines and Buckets, etc.

1681. The *Corporation of London* proposed to procure Fire Engines "far more useful to the public than any that hath yet been invented," and also a more powerful Fire Brigade than had existed, in view of protecting the property it insured from conflagration.

1683. The *Friendly Society* in its Breviate stated that Watermen and other Laborers were to be employed at the charge of the Undertakers to assist at the quenching of Fires. In 1706, it was stated that the Society "keep in livrey with Silver Badges about 20 men," and in 1783 "the Society continually keep in their service 22 Firemen who wear the Company's Badge." We believe that they also provided Fire Engines.

De Foe in 1697 wrote with reference to the *Fire Office* and *Friendly*:—

These two Societies have each of them a set of lusty fellows, generally watermen, who being immediately called up wherever they live, by watchmen appointed, are it must be confessed very active and diligent in helping to put out the fire.

The Fire Offices soon found the necessity of having under their own control persons to look after their own interests in case of fire, instead of being dependent on casual labour. This led to their employing men

to act as Firemen, and from no class of persons could a better selection have been made than from watermen, who were always to be found, in pursuit of their calling, at specified places—and could therefore be readily summoned to a fire.

The watermen, when following their calling, were accustomed to wear badges on their arms.

The watermen of noblemen, it is said, wore jackets of the same colour as their employers gave for their livery, with a pretty large silver badge upon their arm with the nobleman's coat of arms embossed on it.

"These watermen have no wages—they live in their own houses with their families and earn their livelihood as they can."

What could be more natural than that the Fire Offices should identify the watermen they employed, by clothing them in some kind of livery and providing them with badges with the Office Emblem thereon.

Cutting's Scheme, 1690-1700, embraced a Fire Brigade and Salvage Corps as well as a mode of compensation for property destroyed.

1696. The *Hand in Hand* in their Deed of Constitution provided "that Watermen and other Labourers be employed in quenching of Fires happening to the Houses Chambers and Rooms insurred by the Contribuconshipp, and to defend them from other adjacent or contiguous fire, at the charge of the Contribuconshipp, and Badges of the marke of the Contribuconshipp to be given to be worne by twelve of them at the discretion of the Directors for the time being."

The Office is stated to have had a Fire Engine of its own in 1707, and probably earlier. In 1708, Hatton said that the Watermen had both Liveries and Badges.

The *Charitable Corporation* or Lombard House (the exact date being unknown) said in their proposals that the "Losses cannot be great; for the said Corporation have provided a competent number of watermen, with Coats and Silver Badges of the figures upon this paper, carmen with carts and porters always to attend at Fires to help remove insured goods, etc.

Povey in his *English Memorial* with reference to his Fire Insurance project, stated that Firemen were provided before Insurances were effected, and in his Salvage Corps Scheme (1708) he engaged to provide a sufficient number of able bodied men to be chose out of different parishes to be ready at hand to give immediate assistance, wherever a fire shall break forth, in removing and securing the moveable goods, etc. of subscribers.

These men were to be registered at the Office and to have certificates of appointment, in order to obtain protections from the Government, so

as to keep the men from being impressed or otherwise molested in their business.

In 1707, an Act, 6 Anne, c. 58 was passed, for the better prevention of mischiefs that may happen by fire. Special reference was made to the Firemen of the Offices. "Whereas the several Insurance Offices for insuring Houses against Loss by Fire retain in their several services and give Coats and Badges unto Watermen for Service and Assistance in extinguishing Fires," after bearing testimony to the great services rendered by them, proceeded to exempt them from being impressed.

Not exceeding 30 for each Office were to be exempted, and their names and places of abode had to be registered at the Admiralty.

Every parish within the Bills of Mortality was to keep one Hand Engine.

By an Amendment Act, 1708, 7 Anne, c. 17, the keeper of any other large Engine (though not a parish Engine) was to be entitled to the reward for attending Fires.

1710. Sun.

Watermen and Firemen were appointed on the establishment of the Office.

In 1711 there were 30 Firemen.

Protectors (*as corrected*) were ordered to be printed for the use of the Firemen.

These were certificates of their employment to protect the men from impressment according to the terms of the above recited Act.

The *Hand in Hand*, in a pamphlet "The Origin and History" of their Office, has preserved the Form.

By the Directors of the Hand in Hand Fire Office for Insuring Houses, Goods, Merchandise, Stock in trade, etc. from LOSS by FIRE, instituted 1696.

WHEREAS by an Act of Parliament, made in the sixth year of Her late Majesty's Reign, entitled, An Act for the better preventing Mischiefs that may happen by Fire, It is among other Things enacted, That each of the Fire Offices for Insuring Houses against Loss by Fire, may entertain in the Service of the respective Insurance Offices, Watermen, not exceeding the number of Thirty: which Watermen being distinguished by the Coats and Badges of their Offices, shall be free from being impressed, or liable to be compelled to go to Sea, or serve as Marines, or as Soldiers at Land; their Names and Places of Abode being registered and entered with the Secretary or other Officer of the Admiralty Office.

THESE are to Certify all Press-Masters, Constables, and all others concerned, That the Bearer hereof, Benjamin Braithwaite Cummings, Five feet six inches high, wearing his own dark brown Hair. Man of the age of Twenty-five years, is one of the Thirty persons entertained by Us for the Service of this Office, and registered in the Admiralty Office pursuant to the said Act of Parliament; the Original Certificate, under the Hand of the Secretary to the Right Honourable the Lords Commissioners of the Admiralty of Great Britain, bearing Date the Sixth day of June 1798 being

lodged in our Office in New Bridge Street, Black-Friars. In witness whereof We have hereunto set our Hands, and affixed the Seal of the said Office.

Dated the Twenty Third day of October 1821,

BENJ. ROUSE,
Secretary.

When any Firemen ceased to act as such from any cause, their retirement had to be reported to the Admiralty, and the names and addresses of their successors furnished.

1712-13. Preventers were frequently spoken of as part of the equipment of Firemen. This was the term by which firehooks were described, and it had been so applied as far back as 1546.

1714. The Deed of Settlement of the *Union* empowered the Directors to appoint Men and Carrs for assisting at Fires and the removal of goods—the men to have Clothes and Badges.

17¹⁵₁₆. Feb. *Sun.* Great safety and benefit may arise to Insurers as well as Insured, from receiving a paper from Holland importing methods to prevent mischiefs which may arise by fire.

Recommended to the consideration of next General Quarterly Meeting whether to apply to Parliament or to the City.

Nothing was apparently done, perhaps the suggestion did not meet with approval.

The first Fire Engine ordered by the *Sun*, was, we believe, in February of this year, so that possibly the Managers were satisfied to purchase what was ready to hand.

1716. The *Sun* announced in its proposals that

For the farther encouragement of all persons, there are actually employed in the service of the Company thirty lusty able-body'd Firemen, who are cloth'd in blue Liveries and have Silver Badges with the *Sun* Mark upon their arms, who are always ready to assist in quenching Fires, removing Goods, etc.

From 1735 until 1748, the picture at the head of the *Sun* Policy represented the then costume of the *Sun* Firemen and Porters.

We next find a singular testimony to the manner in which the Fire Offices attended to the interests of the public at large.

1716, 15 Dec. *Advertisement.*

The Directors of the *Hand in Hand* Office for Houses and of the *Union* Office for Goods do give notice that, in discharge of the trust reposed in them, they think themselves obliged to prosecute all such Churchwardens and others concerned as have not provided and kept fit for use Engines, firecocks, plugs, etc., pursuant to the Acts of the 6th and 7th of her late Majesty Queen Anne, for the better preventing mischiefs happening by Fire; and will give all fitting encouragement to such persons who shall discover any defaulters therein. They also promise a reward of 50*l.* to such who shall discover any wilful and unlawful practises by which any of the late Fires were occasioned, so as the

person or persons offending therein may be convicted of the same. In relation whereto application may be made to any one Director or to the head Clerk of either of the said Offices.

Daily Courant, 18 May, 1719. Reference to former Advertisement—promise of 40s. for Information against Churchwardens, to be paid over and above the half which the Law gives of 10*l.* penalty.

Daily Courant, 28 July, 1720.

Advertisement from Directors of *Hand in Hand* whereby they gave notice that they had paid a reward of 40s. to Mr. William Smith of Blackfriars for his prosecution of the Churchwardens of St. John Baptist, and St. Antholin's as defaulters under the Acts, and they are ready to give the same reward of 40s. to any person who shall convict any Churchwardens upon the said Act.

1717. Maitland says that the *Westminster* employed 18 Watermen.

1718. In this year there was published—

The Case of the Inhabitants of the Cities of London and Westminster and of the parishes and places within the Bills of Mortality, with respect to the Laws now in force for preventing mischiefs that may happen by Fire.

Humbly offer'd to the consideration of the Parliament of Great Britain.

London, printed by H. Meere at the *Black Fryer* in *Black Fryers*, 1718.¹

As H. Meere was not only printer to the *Sun Fire Office*, but also an Acting Member from 1712 to 1720, and Secretary to the Board 1718–1720, it is very probable that he was the author as well as printer.

1720. The *Friendly of Edinburgh* had a number of able-bodied persons called firemen for extinguishing casual fires, probably from its commencement.

1721. *Royal Exchange Assurance Corporation* stated that they had several Engines and 56 Firemen, viz.: 14 Watermen to work the Engines, 21 other Watermen provided with proper Instruments to extinguish Fires, and 21 Porters having proper materials for removing goods, all cloathed in yellow, and have every one Badges on which is impressed the *Royal Exchange* and *Crown* to distinguish them from Servants belonging to other Offices. At a later date it was declared that the Firemen's and Porter's badges were all numbered.

It has been stated that the *Royal Exchange* was the first instance of any Fire Office starting Fire Engines, but the foregoing notices prove that opinion to be an erroneous one.

1721. *London Assurance Corporation*.

A similar declaration was made by this Office. The men were

¹ Guildhall Library, and given in Extenso in Walford's *Cyclo.*, iii. 630.

all cloathed in green and having every one Badges on which is impressed the figure—a Britannia, holding a harp and supported by the *London Arms* to distinguish them from Servants belonging to other Offices. The Badges were, at a later date, declared to be all numbered, etc.

1724. A new Act was passed, 11 Geo. I. c. 28 : "An Act for the better regulating of Buildings, and to prevent mischiefs that may happen at Fires within the Weekly Bills of Mortality and other places" therein mentioned.

1727. *Sun.* There are provided several Fire Engines, and there are also employed in the service of the said Office (*within the Bills of Mortality*) thirty able-body'd Firemen cloathed in blue Liveries, having Silver Badges with the Sun Mark upon their Arms, and 20 able Porters likewise wearing Silver Badges with the Sun Mark, who are always ready to assist in quenching Fires and removing Goods, having given Bonds for their fidelity. *And also all Cities and great Towns* may receive assistance and encouragement for purchasing of Engines and proper machines for putting out fires upon application to the said Office, agreeable to the number of Insurances made by this Office in such respective Cities or great Towns.

1735. *Union.* There are Porters and Watermen, etc. provided by the Office who are furnished with bags to assist in removing Goods, who wear the Society's Livery and Badge.

1748. *Sun* altered the character of the picture on their Policies, and from that time the dresses of Firemen and Porters have been represented as now shown.

1752. The *London Assurance Corporation* had 30 Watermen for extinguishing Fires, and 20 Porters for removing Goods. In this year a Sheet was issued containing Instructions for their guidance. (*Cyclo.*, iii. 633.)

1767. *Sun* ordered an *additional* Floating Engine. We have not the date when the first was supplied, probably it was purchased about 1760, for it is said that the Books of Shand & Mason (successors to Tilley) show that a *Sun* Float was sent to them for repair in the year 1803, and that it was then at least 40 years old. (*Young on Fire Engines.*)

The date when Floating Engines were invented is unknown.

We do not find any record in the proposals of the Office of the places where the Floating Engines were stationed until 1807, when 2 Floats were announced as belonging to the Office.

1767. The *Bath* Fire Office had Engines and Firemen. We are unable to say whether the men wore Badges, as in the engraving at the head of their proposals (p. 204) the left arm on which the Badge was usually worn is not visible.

1771. *Manchester* Fire Office. It is not probable that they would have had a representation of an Engine and Firemen on their Policies if they did not maintain such means of Extinguishing Fires. The character of the Badge is not sufficiently defined to say what was represented thereon.

1777. *Liverpool* Fire Office probably maintained Engines.

1782. The *Phœnix* on its establishment appointed Engineers (therefore they had Engines), Firemen and Porters, distinguished by a Uniform of Crimson cloth with a Silver Badge, the emblem A PHŒNIX rising from the *Flames*—which is also the Office Mark.

1790. *Worcester* Fire Office kept a set of Firemen in pay, and provided Engines, etc.

Doubtless others of the Offices, which belonged to the latter part of the last Century, had Engines and Firemen, though we have no evidence thereof.

Fire Engines had from time to time been sent to places in the Country. The *Sun* has a record of many being supplied, but the Engines remained the property of the Office.

1785. The *Royal Exchange* sent one to *Halifax*.

1787. *Leeds Intelligencer*, Feb. :—

The public will please to take notice that the large Fire Engine for the use of the Town of *Leeds* was presented by this (*Sun*) Office, and if the Town is desirous of having another equally powerful this Office will subscribe towards the expence thereof. Also for Ladders, Buckets, or any other useful Implements for the suppressing of Fire and preserving of property.

1791, November. The *Royal Exchange*, *Sun* and *Phœnix* with the approbation of the Authorities, established a Fire Night Patrole, and supported it at their own Expence.

1794. *Sun* stated that they provided several Fire Engines, and there are also employed in the Service of the Office (within the Bills of Mortality) a number of Engineers and Firemen who patrol the Streets in different Divisions, all hours of the night, from the following Patrole Stations, which is a considerable addition to the Public Security. The Office has also Engines and Firemen at other places, where as well as at the Stations of the Night Patrole, Assistance may likewise be had at all hours.

Then follows a List of 5 Stations of the Fire Night Patrole,
which were also Engine Stations,
and of 5 other Stations.

We believe that this was the first time that the List of Stations
was printed in the Proposals.

1799. *British Fire Office.* This Office had its own Engines (See
Rejected Addresses p. 441).

In 1800 the *Sun* wrote :—

With respect to the Security against Fire, it has been the practice in former times for the *Sun*, as appears by their proposals, to contribute towards the purchase of Fire Engines, and which has been adopted by two other Insurance Companies,¹ to a greater Extent than any of the others. And by this practice having been followed up by the *Sun* for near a Century, and since by the other two Offices, there is scarcely a City, Capital Town or large Village but has one or more Fire Engines in which the Offices have an interest.

They also have Engines of their own under their Agents in several large Cities, and in some large Towns, which has added to the Comforts and the Security of the Inhabitants and also to their advantage by enabling them to stand their own Insurers to a larger amount than they had been used to do.

In the Metropolis three Insurance Companies have established a nocturnal Fire Patrole, who, by patrolling different Streets from their various Stations, may be considered as an aid to the Police, and likewise a protection to the Inhabitants in general.

The joint Patrole ceased we believe in 1804.

In 1806 the *Sun* established a new Night Patrole on its own account, which was discontinued apparently in 1820.

In 1807 was the first announcement of Float Stations. Two Engines. Although such a notice appeared on some proposals dated 1804, the actual date was 1807. It is unnecessary to enter on any explanation of how the discrepancy arose.

In 1808 the *Sun* Patrole men each had a Watch Box with the words "Fire Patrole" and a Sun illuminated, at different Stations.

In this year Sir F. M. Eden of the *Globe* suggested the formation of an Associated Engine Establishment.

In 1808 there was published *The Costumes of Great Britain, designed, engraved and written by W. H. Pyne.* One of the plates with description was *A Fireman.*

The most prominent figure was a *Sun* Fireman in Blue Coat, Waistcoat and Knee Breeches, Grey Hose with white tops and red Garters, and large Boots with brown tops. The helmet is described as being "of horse hide, strengthened with cross bars of metal; the inside is of leather quilted and stuffed with wool." In his right hand, elevated, is a flaming torch ; and in his left hand, depressed, is an Axe.

¹ *Phænix and Royal Exchange.*

A *Phœnix* Fireman is to the right in the rear, holding a Branch, and Firemen belonging to other Companies, in their characteristic clothing, are at an Engine on the left.

The description belonging to the picture is not remarkable for its accuracy.

In 1809 it seems to have been the practice for the Volunteers to turn out to render assistance at Fires, and on such occasions the Office addressed a Letter of Thanks to the Lt.-Col. of the Corps.

At a Fire at Andover in 1811, the French prisoners in that town distinguished themselves by their exertions. Our report says:—"They were all Officers on Parole, to whom remuneration would not be acceptable. They were thanked in the name of the Office and Inhabitants. A Committee of Towns people was appointed to make a representation to Government, and the result has been that Five are to be sent to France without Exchange, and Government were induced to continue on their Parole four of them, Aspirants in the French Marine, whom an order had been issued for putting in prison in Retaliation for the Conduct of the French Government in denying their Parole to Warrant Officers of the British Navy, so that they have already reaped considerable advantage from their exertions."

DRURY LANE THEATRE,

Burnt in 1809.

From the *Rejected Addresses*, by the Brothers Smith, purported to be written for the *opening* of the NEW DRURY LANE THEATRE, we gather some particulars of the

Attendance of Engines and Firemen at the Fire.

From "The Rebuilding," in imitation of *Southe*y.

Now come the men of fire to quench the fires ;

To Russel Street see *Globe* and *Atlas* run ;

Hope gallops first, and second *Sun* ;

On flying heel,

See *Hand in Hand*

O'ertake the band !

View with what glowing wheel

He nicks

Phœnix !

While *Albion* scampers from Bridge Street, Blackfriars—

Drury Lane ! Drury Lane !

Drury Lane ! Drury Lane !

They shout and they bellow again and again.

* * *

From a "Tale of Drury Lane," in imitation of *Walter Scott*.

The summon'd firemen woke at call,
And hied them to their Stations all ;
Starting from short and broken snooze,
Each sought his pond'rous hobnail'd shoes,
But first his worsted hosen plied,
Plush breeches next, in crimson died,
His nether bulk embraced ;
Then jacket thick, of red or blue,
Whose massy shoulder gave to view
The badge of each respective crew,
In tin or copper traced.
The engines thunder'd through the street,
Fire-hook, pipe, bucket, all complete,
And torches glared, and clattering feet
Along the pavement paced.
And one, the leader of the band,
From Charing Cross along the Strand,
Like stag by beagles hunted hard,
Ran till he stopp'd at Vin'gar Yard.
The burning badge his shoulder bore,
The belt and oil skin hat he wore,
The cane he had, his men to bang,
Show'd foreman of the *British* gang—
His name was *Higginbottom*. Now
'Tis meet that I should tell you how
The others came in view :
The *Hand-in-Hand* the race begun,
Then came the *Phœnix* and the *Sun*,
Th' *Exchange*, where old Insurers run,
The *Eagle*, where the new :
With these came Rumford, Bumford, Cole,
Robins from Hockly in the Hole,
Lawson and Dawson, cheek by jowl,
Crump from St. Giles's Pound :
Whitford and Mitford join'd the train,
Huggins and Muggins from Chick Lane,
And Clutterbuck, who got a sprain
Before the plug was found.
Hobson and Jobson did not sleep,
But ah ! no trophy could they reap,
For both were in the Donjon Keep
Of Bridewell's gloomy mound !

E'en *Higginbottom* now was posed,
 For sadder scene was ne'er disclosed ;
 Without, within, in hideous show,
 Devouring flames resistless glow,
 And blazing rafters downward go,
 And never halloo " Heads below ! "
 Nor notice give at all.
 The Firemen terrified are slow
 To bid the pumping torrent flow,
 For fear the roof should fall.
 Back, Robins, back ! Crump, stand aloof !
 Whitford, keep near the walls !
 Huggins, regard your own behoof,
 For, lo ! the blazing, rocking roof
 Down, down, in thunder falls !
 An awful pause succeeds the stroke,
 And o'er the ruins volumed smoke,
 Rolling around its pitchy shroud,
 Conceal'd them from th' astonish'd crowd.
 At length the mist awhile was clear'd,
 When, lo ! amid the wreck uprear'd,
 Gradual a moving head appear'd,
 And *Eagle* firemen knew
 'Twas Joseph *Muggins*, name revered,
 The foreman of their crew.
 Loud shouted all in signs of wo,
 " A *Muggins* ! to the rescue, ho ! "
 And pour'd the hissing tide :
 Meanwhile the *Muggins* fought amain,
 And strove and struggled all in vain,
 For, rallying but to fall again,
 He totter'd, sunk, and died !

Did none attempt, before he fell,
 To succour one they loved so well ?
 Yes, *Higginbottom* did aspire
 (His fireman's soul was all on fire),
 His brother chief to save ;
 But ah ! his reckless generous ire
 Served but to share his grave !
 Mid blazing beams and scalding streams,
 Through fire and smoke he dauntless broke,
 Where *Muggins* broke before :
 But sulphury stench and boiling drench

Destroying sight o'erwhelm'd him quite,
 He sunk to rise no more.
 Still o'er his head, while Fate he braved,
 His whizzing water-pipe he waved ;
 " Whitford and Mitford, ply your pumps,
 " You, Clutterbuck, come, stir your stumps,
 " Why are you in such doleful dumps ?
 " A fireman, and afraid of bumps !—
 " What are they fear'd on ? fools ! 'od rot 'em !"
 Were the last words of *Higginbottom*.

We could not desire a more graphic description of the Fire.

The character of the dress of the Firemen is supposed to have been accurately described in the foregoing lines.

The jackets of red and blue indicated the colours of two of the Offices—*Phoenix*, red ; *Sun*, blue.

The costume of the *Sun* Firemen and Porters in the picture on the Policies of the Office is supposed to be a correct representation of that existing in 1748. Some years ago it was proposed by the Authorities at Jersey to copy the uniform pourtrayed on the *Sun* policies as an equipment for the St. Heliers' Fire Brigade.

About 1808 the Fire Offices kept about 50 Fire Engines in London ; but by 1825 this number had been reduced to 38.

In 1825 there was another attempt to form a Fire Brigade. The *Sun*, *Union*, and *Royal Exchange* placed their Engines under one Superintendent. *Atlas* and *Phoenix* afterwards joined.

In 1833, 1 Jan., the *London Fire Engine Establishment* came into being, with James Braidwood from Edinburgh as its Superintendent.

This was chiefly brought about by the influence of Mr. Charles Bell Ford of the *Sun*, "a man of mind and mark."¹

Mr. Braidwood was killed at the Tooley Street Fire in 1861 by the falling of a wall. *Capt. E. M. Shaw*, Chief of the Belfast Brigade, was chosen as his successor.

When on 1 Jan., 1866, the Offices' Brigade was transferred to the Metropolitan Board of Works, *Capt. Shaw* was continued as the Head.

After 30 years' service he retired in 1891 as Sir Eyre Massey Shaw, K.C.B.

On the cessation of the Connection of the Fire Offices with the Fire Engine Establishment, they established the London Salvage Corps.

¹ Walford.

CHAPTER XII.

CORNHILL PUMP.

WE may here place on record an act of public utility in which some of the old Fire Offices were concerned.

The Cornhill Pump in front of the Royal Exchange supplied for many years the purest water to be obtained in the City.

The Obelisk erected over the spring bears the following Inscriptions cast in Iron :—

On South Side.

Emblem of *Phænix* Fire Office.

Inscription.

On this spot
a well was first
made and a house
of correction built
thereon by
Henry Wallis,
Mayor of London,
in the year
1282.

On North Side.

Emblem of *Royal Exchange*
Assurance Corporation.

Inscription.

The well was
discovered, much
enlarged, and this
pump erected
in the Year 1799
by the Contributions
of the Bank of England,
the East India Co.,
the neighbouring Fire
Offices, together with
the Bankers and Traders
of the
Ward of Cornhill.

East Side.

Emblem of *London Assurance*
Corporation.

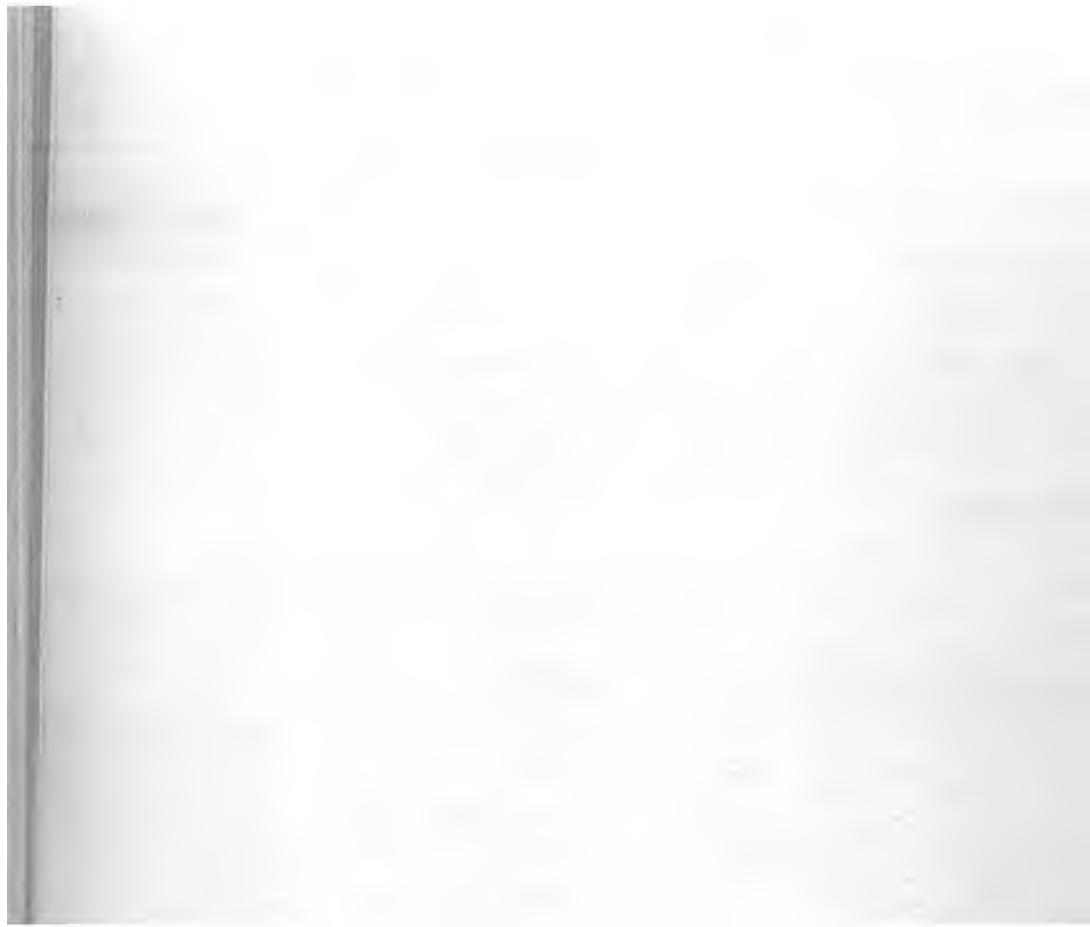
West Side

Emblem of *Sun* Fire Office.

Like several City Pumps, Drinking Water is no longer to be obtained therefrom. The pump handle has been removed, and a drinking trough for horses, supplied by the Water Company, has been attached to the Obelisk.

PART III.

CHARLES POVEY



CHARLES POVEY.

CHAPTER I.

PERSONAL HISTORY.

WE have endeavoured to ascertain (but we regret to state, unsuccessfully) who was Povey's father.

Much assistance in our researches has been kindly given by Mr. H. Syer Cuming, F.S.A., and by Mr. W. A. Lindsay, of the Heralds' College; but we have failed to identify any person who could have stood in that relationship to Charles.

The only supposed clue to his ancestry is the coat of arms which he used.

Adopting that as our guide, we would say that Charles Povey was descended from a family of that name, settled as far back as 16 Henry VII. at Shocklach, called also Shookledge, in Cheshire; but no particular account of the family is given in any History of Cheshire to which we have been able to refer.

John and David are very common Christian names in the family, and without dates the earlier statements are confusing.

A John Povey, Armiger, temp. Henry VIII., died 1526, and was buried at Greyfriars, London.

Guillim, *Display of Heraldry*, 1724, says:—

He beareth Sable a Bend Engrailed¹ between six Cinquefoils Or, by the name of Povey, and is the paternal Coat Armour of Thomas Povey, Esq., one of the Masters of the Requests to his Majesty, King Charles the Second.

This coat is confirmed by William Flower, Norroy, May 12, 1588, to John Povey, one of the Clerks of the Queen's Majesty, in the Court of the said Queen, which said John was the son of Davie (David) Povey, son of John Povey of Shookledge, in the county of Chester, Gentn.

¹ Sometimes called Bend Engrailed Argent.

Mr. Cuming added: The Arms *confirmed* to John Povey in 1588 were no doubt those used by his ancestors time out of mind.

Burke, in his *Encyclopaedia of Heraldry*, says :—

Povey, Sa. a Bend engr. Vert between 6 Cinquefoils Or.

Crest—A Buglehorn Sa. virolled or, stringed Gu.

No Christian name, date or place are given in connection with this statement, and we have failed to identify any user thereof.

It will be observed that no crest is stated by Guillim as appertaining to the coat of arms confirmed to John Povey in 1588. Charles Povey used a Griffin's head out of a mural crown, or.

According to Guillim,

With an Annulet of the field for difference the coat of arms confirmed to John Povey in 1588 was assigned by William Cambden in November, Anno 1614, to Justinian Povey of London, Esq., Auditor-General¹ to Queen Anne of Denmark, son of John Povey, Citizen and Embroiderer (*i.e.*, of the Embroiderers' Company).

Mr. Cuming adds :—

The Auditor-General's family had for crest,

Out of a mural crown, a Griffin's head charged with an Annulet.

In the absence of any explanation of Burke's statement, we may fairly assume that the Griffin's head was the proper crest of Povey's ancestors.

John, son of David Povey of Chester, to whom arms were confirmed in 1588, was, we think, the same as

John Povey, of Bernard's Inn, Holborn, and of Highgate,

|
Attorney of King's Bench,

who had an only daughter, Katherine, } married,
said to be his sole heir, } 1598,

Amongst other children

Thomas Bond,

Created a Bart. to Car. II.; Clerk Comptroller of Household to Queen Mother in reign of Charles II.; died 1685; buried in Camberwell Church. Centre chief light window, dated 1678, had his arms—
Quarterly—1 and 4, Arms of Bond.
" 2 and 3, Arms of Povey (as 1588).

Wm. Bond (knighted
23 July, 1603), eldest
son of Sir Thos.
Bond, Kt., Secretary
to Lord Chancellor
Egerton.

Mary = Sir T. Grymes, of Peckham.

¹ Auditor Povey was a resident in the Parish of St. Botolph, Bishopsgate Without, in the year 1640.

From this statement it would seem that the descent was from some other member of the family of Povey.

It is said that John had a brother, David of Shooklack, who died in 1598, who had a son John not 21 years of age in 1598.

We now turn to the branch of Justinian Povey to whom the arms were assigned, with an Annulet for difference, in the year 1614.

His father is stated to have been

John Povy or Povey,
Citizen of London and of the Company
of Embroiderers.

Whatever family this John might have had, we only know of

Justinian, Auditor-General, to whom the said arms were assigned.¹

Joan, a daughter, who married William Angell.²

Jane, the youngest daughter, who married John Halsey, and died S.P.

This Justinian bought the Priory at Brentford in 1625, an ordinary building approached by a graceful avenue.

He had three sons—

¹ Lands at Woking were by King's Letter (20 January, 6 James I.) granted to Justinian Povey, Auditor of Revenue. In 1634 they passed to Sir Edw. Zouch.

² The Angell Family were of Crowhurst, near Warlingham, Surry. All the family monuments in Crowhurst Church are described in Manning & Bray's *History of Surry*.

William Angell, of the Company of Fishmongers, married Joan, daughter of John Povey, and died 1629.

Their son, John Angell, Caterer to James I., Charles I. and II., and Chief Porter at Windsor Castle, born 1597, died 1675, aged 78, he married Elizabeth, daughter of Sir Robt. Edolph of Kent, reputed to have had 20 children, one of whom,

Justinian, born c^a 1636, died 1680,
married Elizabeth, daughter and heiress of John Caldwell,
or Scaldwell, of Bristow (Brixton) Causeway.

John

John, born 1700, died at Stockwell, 19 March, 1784.

His eccentric will was the foundation for all the disputes *re* the Angell Estates.

Allen, *History of Lambeth*, 1826, states that on the front of Angell House, Stockwell Common, there was a Shield carved in Stone, charged as follows :

1. Angell, Or, three fusils in fess Azure, over all a Bendlet Gules.
2. Povey, Sable a Bend Engrailed between six Cinquefoils, or,
3. Edolphe, Ermine on a Bend, Sable, three Cinquefoils, argent.
4. Caldwell, Azure, a Cross Pattee fitchy between 8 Estoiles in Orle Or, impaling Gresham, Argent, a Chevron Ermine between three Mulletts pierced sable.

It is not stated by whom the shield was placed ; but Mr. Cuming, who has furnished these particulars, is of opinion that it was done by John, son of Justinian.

1. Thomas, of *Pepys' Diary*, generally called Povy by Pepys, but Povey by Evelyn.¹
2. Richard, Commissioner-General of Provisions, Jamaica.
3. William, Provost-marshall of Barbadoes, who married Frances, daughter of Edw. Shirburn, Clerk of Ordnance, and died 1641.

Justinian would seem to have married Anne . . . for a second wife, and to have had by her several children—John, Francis, Thomas, Charles, Justinian, Sarah, and a daughter. He died 1651.

Charles Povey could not have been descended from either of these, as it is not likely that any one of them would have been old enough to be his father, and besides he would have used the Annulet on his crest and coat of arms if he had been able to claim descent from that line.

Mr. Cuming wrote :—

Why the Annulet was added in 1614 is a mystery, without Justinian Povey was a *fifth* son of his Father, and had a fancy to distinguish himself by this mark of cadency.

If Charles Povey was connected with either of the two branches above mentioned, we incline to the opinion that his father was the son of an elder brother of Justinian.

In the course of our researches we found notices of two families of Povey, using the Povey coat of arms, holding appointments in Ireland; and seeing that Josiah Povey (the brother of Charles) possessed property in that country at the time of his death, we have endeavoured to discover whether Josiah and Charles could have been descended from either of those persons.

1. Sir Edward Povey, of Privy Council, Ireland, knighted in 1629; married the daughter of one Henry Cupper. He had three children :

Allen, died S.P.

Charles, Major of Horse, shot in Rebellion.

Edward, a Divine, unmarried.

There is just a possibility, but we think scarcely a probability, of Josiah and Charles being descended from the Major Charles just mentioned; but we have no evidence that he was ever married, or if so what family he had.

2. Sir John Povey.

This person was son of John Povey of Woodseat, Salop.

¹ 1647. 22 Charles I. John Agard, Lord of Manor of King's Bromley, Staffordshire, married Mary, daughter of John Adderley.

She survived him, and had for her Jointure this and other Manors, etc.

She married 2ndly (before 1665) Thomas Povey of Lincoln's Inn Fields. For the character of this Thomas Povey, his extravagant style of living, etc., see *Pepys' Diary*.

He matriculated at Oxford in 1636, at the age of fifteen.

He was called to the Bar at Gray's Inn, 1645.

Married by license in 1648 to Mary Elizabeth Folliott of St. Mildred, Poultry.

Baron of Exchequer, Ireland, 1663.

By some said to have been Lord Chief Justice of Common Pleas, Ireland ; but in his Will he described himself as—

Lord Chief Justice of King's Bench, Ireland,

To which office he was appointed in 1673, and probably it was on that occasion that he received the honour of knighthood.

His wife died in 1677, and in Fun. Ent. Ulster Office the arms of Sir John Povey are given as—

Sa. a Bend Engrailed between 6 Cinquefoils, or—no crest.

The arms thus described are those of Charles Povey.

Sir John died in 1679.

From his Will it appears that he had

Sons—John.

Deane Smith.

Charles.

Richard.

Daughter—Elizabeth.

Sir John mentions his brothers Saville and Rutland, and his dear friend Thomas Povey, who probably was the Thomas Povey, friend of Pepys.

Sir John had a sister Mary, who married Smyth, Bishop of Kilmore.

Sir John possessed estates in England and Ireland.

From these particulars it is clear that Josiah and Charles were not sons of Sir John Povey.

We thus fail to identify Josiah's connection with any Irish family from whom he could have inherited property in that country.

Gardyne¹ writes :—

Was C. Povey, son of or related to Thomas who held a public Office temp. Chas. II., whose house and style of living "did surpass all that ever I did see of one man in all my life," said envious Pepys.

¹ We shall have occasion to mention this person several times. He appears to have been a collector of Povey's works, and to have studied their contents. He inserted his comments in his copy of *Ryley's Visions*, which is now in Mr. Baumer's possession, and by whose permission we have transcribed them ; and in 1858 he contributed "Remarks on Povey," and a copy of his Will, as published, to *Notes and Queries*. He never divulged his name, merely signing A. G. ; but he wrote some of his remarks on a cover, addressed to Alex. Gardyne, Esq., 24, New City Chambers, Bishopsgate Street.

The Works of Povey which were on his bookshelves are indicated in the list in Chapter III. The collection was evidently dispersed, probably at his death.

We think we have said enough to prove that he was not a son, though he might have been a relative of Thomas.

John Povey, holding a Government appointment about the same time as Charles lived, was probably Thomas' half brother.

The next question which arises is, was Charles, considering his affection for Newington Butts, born in that parish, and if so, is his father's name recorded in the Baptismal Register?

From his reputed age at the time of his death he must have been born about 1650 to 1655.

The searches made in the Registers of St. Mary's, Newington Butts, failed to discover any entries bearing on the question.

As we found that a Hellen Povey was married to one Lawrence Wise at St. Saviour's, Southwark, in December, 1606, it was not unreasonable to suppose that Povey's father resided in that parish; but searches for the baptisms of Josiah and Charles Povey in the Registers of the Southwark Churches yielded no results.

We have caused numerous searches to be made in the Registers of Cheadle in Staffordshire, and in various parts of the country, but without result.

The next question is what information have we respecting his relations.

Charles Povey himself in his Will refers to property which will descend and of right belong to him, after the decease of Dorothy Povey, widow of his late brother, Josiah Povey, deceased, who was Minister of Rodom and Kescom (according to one copy, but according to another Rodman and Roscom), near Lewes, in Sussex.

We found at British Museum¹

A Sermon on Ps. cxix. 1, preached by one Josia Povey, the title page of which is as follows:—

A
Sermon
preached in the
Colledge Church
of
St. Katharine's
February the 13, 1698
By Josia Povey, Brother and Minister there
London.
Printed by J. Mayos in the year 1698.

¹ Brit. Mus., $\frac{226 \text{ h. } 9}{12}$, 4to.

In the List of Brothers of the Hospital of St. Katharine by the Tower, given in the History of the Hospital in *Bibliotheca Topographica Britannica*, vol. ii., the name of Josia Povey does not appear.

We referred to several books in the British Museum relating to Alumni at Oxford, Cambridge and Dublin, for a period embracing a longer time than the probable duration of Josiah Povey's life, but failed to trace his name therein.

We had then recourse to the copy of Josiah Povey's Will at Somerset House, dated 31 March, 1727, in October of which year he died. There is no record in the Burial Register of Telscombe of his age at time of death.

He described himself as Rector of Tescombe in the county of Sussex. We are informed that he was instituted to Telscombe in 1697.

He left Money for prisoners in the Gaols of Stafford and Horsham.

Property in Sussex and Ireland.

Property for a School House at Tescombe, and for the maintenance of a school there.

Estates to his widow.

And under certain circumstances some to the Diocese of Chichester.

A Legacy of 100*l.* to his brother Charles.

He also left to his cousin, Josiah Wilkinson,

and to Mrs. Elizabeth Jones,

each 10*s.*, to be paid them monthly.

There is no allusion to any property descending by right to Charles Povey.

Josiah Wilkinson is named in Charles Povey's Will, and the party to whom he left such landed property as he possessed or claimed a right to was Obadiah Jones, doubtless a relation of Mrs. E. Jones, who, under all the circumstances, might be deemed to have been a relative of Josiah and Charles Povey.

Here again we failed to obtain any knowledge of the father, but it is singular that Josiah should have possessed property in Ireland, considering the above notices of members of the Povey family in Ireland.

Tescombe (now called Telscombe) is 5*½* miles south of Lewes. Povey's Charity of 17*l.* yearly is applied to educational purposes.

Rodmell is the nearest Post Office, 3*½* miles from Lewes. Josiah Povey apparently held both Livings.

If any property was to descend to Charles on the death of Josiah's widow, it must have been part of his father's estate, the reversion of which (Josiah being childless) belonged to him.

There only remains one more member of the family to be noticed.

By his Will Charles bequeathed two-thirds of the residue of his estate

to his niece Elizabeth Smith, widow, then living with him, and he nominated her as one of his executrices.

We have no means of deciding whether she was a daughter of a brother or sister of Povey, or of Povey's wife; but we incline to the opinion that she was a niece on his wife's side:

1. Because Josiah makes no allusion to her.
2. Because Charles left his landed property to Obadiah Jones, who, if our supposition as above is correct, was more of a Povey than was Elizabeth Smith.

In 1774, Mrs. Smith, then living at Deptford, petitioned the Managers of the *Sun Fire Office*, praying relief in consequence of her very low condition, being over 96 years of age. A small annuity was granted to her, which she received until her death, about the middle of the year 1778.

Another point of interest to note is the probable connection of Josiah and Charles Povey, with the Poveys of Staffordshire.

Josiah left a Legacy to the prisoners in Stafford Gaol.

Charles had land at Cheagle, near Boos, in Staffordshire.

This doubtless was Cheadle.

We have failed to trace any History of Cheadle.

A Rev^d Jas. Povey was Vicar of St. Mary, Lichfield, about 1635.

Mary Povey of Cheadle, by Will dated 7 July, 1702, left 12 a. o. r. 35 p. of land to the parish for payment to a "Poor Clergyman to read Service according to the Liturgy of the Church of England every Wednesday and Friday."

We are indebted to Mr. Syer Cuming for procuring this information from his friend, the sister of the Rector of Cheadle. She went on to say, "The said land yields 30*l.* a year now, which is generally added to the stipend of the curate. There was evidently a Lawsuit about the property, as the notice on the board in the Church porch begins, 'By the Will of Mary Povey, dated July 7, 1702, and by a decree in Chancery of Feb., 1770, in a cause Attorney-General *v.* Copestake, etc.'"

There are many Poveys even now resident in Cheadle and its vicinity.

It was quite consistent with Povey's character in earlier years not to reveal his parentage, for he would not always attach his name to his works. He said that men were not sent into the world for so mean and narrow a design as to prefix their names to a title page, etc., but to be as serviceable as they can to the commonwealth; and in reply to a charge that he did not do so because the Author was a person that had no considerable endowments, natural or acquired, neither was he

well descended or possessed of any real or personal estate, and therefore desired to be concealed, he stated : As for my natural genius and acquired parts, I own their deficiency. As to my birth, it is neither noble nor ignoble ; but for what relates to my worldly incomes, I think them sufficiently large to bear my necessary Expences to the Charnel house of Death without being burdensome to others or even incumbering myself with any publick affairs ; and though I live as it were obscure, unheard of, and not much regarded, yet it is my peculiar choice as being what I always aimed at.¹

The foregoing statements bear out, we think, Povey's declaration that he was not of mean descent.

When we began our investigations we fully expected to find traces of the Povey Family in the parish of St. Mary's, Newington Butts.

By his Will it appears that—

1. His wife was buried in that Church.
2. He bequeathed his Organ to the Church,
and 15 guineas for setting up the same.
3. He left a Legacy of 50 guineas to the Charity School of the Parish.
4. In leaving Legacies to Widows he declared that amongst others
the morning preacher who consecrated the Bread and Wine at
the Parish Church of St. Mary was to nominate 20 persons.
5. He desired to be buried in St. Mary's Church.

All these circumstances tend to show a strong attachment to a place where, so far as we can ascertain, he had not resided, nor had any connection therewith during the last forty or fifty years of his life.

What inducement was there for such favouritism ?

Had his parents resided in the parish or been buried there ?

Was he born in the parish ?

Did his wife's relations belong to the parish ?

Had he resided there after marriage, and though at the time of his death he was childless, had he had any children who were buried at St. Mary's ?

Considering these questions in rotation,

We may presume that Povey's parents did not reside in the parish, from the circumstance that no baptism either of Josiah or Charles can be traced in the Registers of St. Mary's, though of course there is the bare possibility of their having been baptized during the period for which no records exist.

We know not who his wife's relations may have been, or what was her

¹ Preface to *Holy Thoughts*, 1704.

maiden name ; but we find the name of one person who resided in Newington Butts, and who was evidently a friend of Charles Povey.

In 1707 James Comber of Newington Butts was chosen one of the Trustees of Povey's *Traders' Exchange House* Office for Lives.

In 1708 James Comber was a Governor of Povey's *Exchange House* Fire Office.

In 1709 he was one of the 24 Members of the *Company of London Insurers*, from which he retired in the same year, but temporarily returned to the connection in the January following.

James Comber gave a Branch Light to the Church of St. Mary's.

Is it possible that Mrs. Povey belonged to the Comber family, and so the connection of Povey himself with Newington Butts be established ?

We have no trace of his having resided in the parish, nor that he ever had any children.

If his wife's relations were inhabitants of the parish, that may account for the Church of St. Mary's being selected as the place for her interment ; and then nothing more natural than that not having any especial predilection for the place where he resided and expected to die, he should desire to be buried in the same grave with his wife.

In the *Subject's Representation* Povey refers to "Infamies with which he was loaded from his youth," of which we find no trace.

We have found very few allusions to his career during the first forty-five to fifty years of his life.

In the *English Memorial*, in the first Article of his Grievances he stated :

" In the reign of King James II. your Sufferer was twice made a prisoner for writing against a *Romish prince* sitting upon the Throne of these Kingdoms."

The date is fixed, for James' reign was from 1685 to 1688, both inclusive. See also 173⁶, p. 461.

Povey must have made himself very conspicuous by, very probably, a violently written pamphlet. We think it not unlikely that it was his first publication. We have failed to trace such a work.

In the "Catalogue of what points I have wrote on and published," appended to *Torments after Death*, we find two relating to James II.

An Allusion to the Coronation of the unfortunate King James the 2nd.

A descendant upon Commotions and disorders in the reign of King James the Second.

His then place of residence is unknown.

He tells us in the same catalogue that he wrote

An Account of the Author's Sickness, May 3, 1696;

but where the Account is to be found, or why he should have given the same, or what was the nature of the sickness, we know not.

Again he stated that he spent the Flower of his Youth and his middle age in study and thought (see p. 461). He certainly was a well read, educated man, and withal musical. We do not imagine that he had been engaged in any business prior to his Coal Venture. He evidently made use of his time to study the question of providing for the poor, which formed the subject of several of his Schemes.

The earliest place of abode known to us is, in the year 1700, "near Execution Dock, Wapping."

In his work, *A discovery of Indirect Practices in the Coal Trade* (1700), reference is made to his Wharf there; whilst in the title-page to *The Unhappiness of England as to its Trade* (1701), Povey is stated to be living near Execution Dock.

In the former of these works Povey says that he began the Coal Trade in 1700, but "not having been bred thereto," he was subjected to persecution by the Trade who, he said, pursued their enmity to extremities, not very compatible with honesty or reputation.

It was to retrieve his character from the obloquies thrown upon it, and to expose the snares laid for him, that he published the work referred to.

Povey, it is said, *rendered himself conspicuous* by a publication entitled *The Unhappiness of England*.

The first edition of *Meditations of a Divine Soul* was apparently published in 1703,

and that of *Holy Thoughts* " in 1704

Yet he says in *English Inquisition* :—

2nd persecution in 1702, the Aldermen of Gloucester and Justice Rich of Gravel Lane Southwark imprisoned me and my servants for writing my too large 8vo volumes : *Meditations*

and

Holy Thoughts,

etc.

The imprisonment *before* publication is not explained.

We cannot imagine what power or jurisdiction the Aldermen of Gloucester could have had over Povey, unless he resided in that city, of which we have no evidence.

If Povey had then resided in Newington Butts, Mr. Justice Rich might have had some jurisdiction.

But how could both have been in same year, and what was the grievous offence in "proving King William's title to the British Crown and maintaining the Revolution principles"?

As Povey's statements are not always to be relied upon, he may have erred in quoting the date of 1702.

In 1705 Povey was in possession of the Traders' Exchange House, Hatton Garden; but whether that was his residence or not, we have no evidence. In 1707 his coach-horses and *plate* were seized, so it is possible that he resided there. He there for several years carried on apparently the business of a Commercial Agency and the publishing of the *General Remark*, and from thence emanated his Life and Fire Insurance Schemes.

From 1706 to 1710 Povey was engaged in carrying on his Life and Fire Insurance, his College, and his Halfpenny Carriage Schemes.

17¹⁰₁₁ the verdict was given against him in the Court of Exchequer, *re* the Halfpenny Carriage, by which he was "very artfully deprived of his newly purchased Estate, which was his whole dependance," and was "brought into great calamity, *driven out of my dwelling-house*," and brought upon the brink of ruin. The place of his abode was not stated.

In *English Memorial* Povey states :

From 1709 to the end of the year 20 your Sufferer may be said to lie under the pain of an Inquisition. The storm came from Four Quarters; he had *Job's* lot and portion to be stripp'd of his Inheritance, not by the Anger of the Deity, but the Fury of men.

Until 1712 Mr. Povey's residence is unknown to us, though probably it had been for some time at Hampstead. We apprehend that his occupation of the Traders' Exchange House, Hatton Garden, had by this time ceased. Nor do we find, after the arrangements for the transfer of the *Exchange House* Fire Office to the *Company of London Insurers* were completed, any trace of his being engaged in any business.

In 17¹³₁₄ in the List of Insured in the *Sun Fire Office*, published in the *British Mercury*, he was described as . . . Gentleman, and insured Buildings and Goods. No address was given, but we have evidence that he then resided at Hampstead.

In September, 1713, Povey was seized and imprisoned on a false action (see *Subject's Representation*, Chap. III.); but he does not, in *English Inquisition*, treat that as a persecution.

After this date he might be generally described as a Political Writer, but he likewise put forth several schemes, particulars of which will be found in Chapter IV. of this part.

In *Subject's Representation*, 1717, Povey states, with reference to charges brought against him for damaging the House and Park of Belsize, Hampstead, where he resided, that, "as to Rent he had nothing

to pay for some years ;¹ then never more than 60*l.*, because he laid out at the beginning near 2,000*l.* in repairing and beautifying the house. The house and outbuildings had been going to ruin for 20 years. Some roofs had fallen in, and the ground and gardens were waste."

He states that in 1713 he advertised offering rewards to any one to prove the *Infamies with which he was loaded from his youth*, and a copy had been posted up at the *House at Hampstead*. See *Subject's Representation*.

From Park's *History of Hampstead*, and *Notes and Queries*, Series II. vol. iv. p. 378, we gather that : In the year 1718 (evidently should be at least 1712) the Manor of Belsize was underleased to and the House occupied by a very singular person named Povey, a man who made himself considerably notorious by the publication of several pamphlets exposing the sinister practices of Government Agents and other powerful associations.

In the *English Inquisition* is a Bill of his grievances.

The 5th related to the Romish Host.

Povey let his property Belsize to Count d'Aumont, French Ambassador, for 1,000*l.* for the term of his residence in England.

We shall presently show that this was in 1712.

Term was a vague time, but the Count was on a special mission of restricted duration. Probably 1,000*l.* was the annual value. Povey thought the arrangement a good one.

His Protestant principles however induced him to refuse its ratification when he found they would convert the Chapel into a Mass House.

Povey told Duc d'Aumont that as to the House and Park, they were at the Duke's service ; but the Chapel newly erected on the premises could not be set apart for any other but the National worship.

The Duke pressing Povey still refused.

The Privy Council sent to say that he, Povey, should be taken notice of and be looked upon as an enemy to the Queen and Government.

This was my reward for maintaining truth, and no returns have been made me for this service done when the Nation was in danger of having Mass Houses set up in Universities and this City.

In *English Memorial*, Article III., Povey says :

Lost for the sake of the Established Church 1,000*l.* to keep the Romish Host from being offered upon her Altar, by refusing the Duke d'Aumont the use of his Chapel at Hampstead.

In 1712 the Count d'Aumont (we presume on his failing to obtain Belsize) took a house in Ormond Street, where in January, 17th, he was burnt out whilst entertaining company at dinner.

¹ This seems to carry Povey's tenancy back further than 1712.

Povey offered the House and Chapel to the Prince of Wales, but no notice was taken of the offer. He kept the house vacant for some time.

In 1717 he stated that there is already let out and inhabited so much of the house and gardens as brings in 265*l.* per annum rent.

See Subject's Representation, and Factory therein explained, Chapter III.

In *Daily Post* of 6 April, 1720, it was announced in a long advertisement that the ancient and noble house, Bellsize House, had been taken by John Goodall and refitted for Entertainment during the summer, and it is said that it so continued for 20 to 30 years, yet Povey was stated to be living there in 1724.

Daily Post, 17 August, 1725.

Bellsizze House.

This is to give Notice that this day, the 17th of this inst. August, there will be a great foot-match between James Ayers and John Seymour the Mint Boy, to run 5 times round the park at one heat for 20 guineas a side. To start between 4 and 6. Play or pay.

The seizure of the Brewhouse at Hampstead, referred to in *English Inquisition* and *English Memorial*, relates, we apprehend, to some private property of Povey's. Relative thereto he states in *English Inquisition* :—

The Government were pleased to take notice of me¹ in a remarkable manner.

The Estate that was my dependence and last refuge is sacrificed after an inhuman manner, which is to compensate all my Services from the first calling in of our Great Deliverer King William III. This reward was received 11-12 March, 1746, by virtue of the Executions of the unheard of New Secret Excise Law.

In *Brittain's Scheme* (1720), Povey wrote :—

I have laid Schemes, and writ Treatises, which have been of great service to my native Country, but have been paid with black Ingratitude ; my Character has been blasted by false Calumnies, my Estate laid waste, my Goods seized upon, carried off and sold by the Officers of *Excise*, though several Affidavits were made February 19, 1746,¹⁸ before Robert Holford, Esq., one of the Masters in Chancery, that prov'd there was not one penny then owing to the Crown upon any Account whatever.

It will have been observed that Povey more than once refers to his being nearly ruined.

In the Introduction to the *Virgin in Eden*, Povey wrote :—

I may say never any Subject in my Station ever did greater Service to the Hanover Succession, nor encreased the Revenues of their Crown more than I have done, and at the Expence, not only of my Thoughts and Writings, but my Fortune, and even the Hazard of my Life. I am sorry to say all promises and gratuity expired as soon as I had performed their work. Read my Sheets, entitled *The English Memorial*, that I presented to the King and Parliament in the year One thousand seven hundred and thirty seven ; there you will find and see my Wrongs and Sufferings : It is there proved beyond Denial, that the Government have received from my Undertakings only, above One Million of Money Sterling, and also encreased the Income of the

¹ See threat of Privy Council, as above.

General Post Office near thirty thousand Pound every year : this their gain laid me in Ruins, till Divine Providence sent me, from an unforeseen Quarter, a plentiful Fortune, to enable me to lend to the Poor, and bear the charges to my Sepulchre, the Habitation of the Dead.

Probably it was in consequence of this that he made an addition to his coat of arms, but if so how are we to reconcile the "Plentiful Fortune" (c^a 1714) with the above quotation from *English Inquisition* 1718.

This addition was, at the top of the dexter half two stars, each formed of 3 batons, 1 in pale, two saltire wise, and below them, rows of Ermine.

4 rows of 5 tails.

1 row of 4 "

1 row of 3 "

The new coat of arms was used in 1714, and generally until 1740, when the old coat was adopted ; but in the title-page of the *Memorial of the proceedings of the late Ministry*, Povey declared that all Copies were Counterfeit that had not the old Coat of Arms (describing it), and then he immediately prints the new coat.

The Herald's College were unable to identify the new coat.

In 17³⁶₃₇ we find Povey dated his *Memorial* from 12 Pescott (Prescott) Street, Goodman's Fields.

In that *Memorial* Povey wrote :—

From the last Day's Reign of King Charles II. even to this very Year, One thousand seven hundred and thirty-six, it may truly be said, scarce anything but high Winds and Hurricanes have surrounded your *Sufferer* on every side. Protestant Princes, as well as Romish Kings, have taken their Turns in course, only with this Difference ; One imprisoned and laid a Fine upon him as an Enemy, the other entered into his possessions, and now receives the Rents. Then what can a man do when he is thus set adrift into a naked World without Purse or Scrip ? His Days are then nothing but a Round of Sorrows, rejected and despised even by the Mean as well as the Great.

It is a melancholy scene to your *Sufferer* to represent himself spinning out the Flower of his Youth, his middle Age, and even the Autumn of his Life in STUDY and THOUGHT ; and to consider that he has spent his Estate and Fortune in composing *Quarto* and *Octavo* Volumes, and other Treatises ; and in laying Schemes and setting up Undertakings ; in writing Articles to obtain Votes at Elections, without Bribery or Corruption ; and in performing other useful Acts. And so soon as the Invention, Writing or Undertaking came to perfection, and tended to the Interest of the Administration, then the Crown appears, and takes a Survey of all those his Works and Labours, picks out the Chaff for your *Sufferer* to feed upon, and puts the good Seed into the King's Granary, to carry on the war and to support the Civil List.

In 1740 he resided at No. 3, Little Alie Street (called by different names), Goodman's Fields, where he died in 1743.

CHAPTER II.

POVEY, HIS CHARACTER.

WE have from every available source collected expressions of opinion respecting Povey, and the following is the result :—

A very singular person—that curious character—the ingenious Mr. Povey—extremely foresighted, thoughtful, but eccentric man—the dreamy author was mighty proud of that curious compound, *Meditations of a divine Soul*.

A prolific writer, with a scheming head, a ready pen, and plausible tongue.

That pretended excellent Author.

Projector of Companies.

A great improver of that useful project the penny post.

Well known for his many schemes and projects, particularly the *Sun Fire Office*.

Founder of the *Sun Fire Office*, London, and one of the pioneers of Friendly Insurance Societies in London.

He prevailed on his fellow members of the *Sun Fire Office* to undertake the publication of the *Historical Register*. (See however p. 312.)

Inventor of a Fire Annihilator.

Godfrey, in his work *re* Fire Annihilator (see Chapter V.), wrote :

Povey at first seemed to me a grave, honest-countenanced, elderly gentleman, very inquisitive to know everything ; but afterwards Godfrey made some uncomplimentary remarks respecting Povey, and his meddling, restless, and turbulent spirit.

Gardyne made the following remarks on Povey in his (now Mr. Baumer's) Copy of *Sir Heister Ryley's Visions* :—

This is the work of that nondescript Author, Projector, and Visionary, Charles Povey, who claims it in his *Virgin in Eden*.

Povey was a cantankerous character—a very great religious professor, and yet always in *hot water* with somebody.

He wrote a book about the abuses of the Coal trade, and to save the public from their tricks became himself a Coal Merchant.¹

When John Dunton succeeded in his Question project he complains that Povey wanted to *put a Spoke in his Wheel*.²

There is extant a curious volume by our Author, entitled, if I recollect right, a *Memorial* (in Margin *English Inquisitor*), where he claims from the Nation compensation for *seven persecutions* he had been the victim of.

One of these was the putting down by Government of a penny (*should be Halfpenny*) post he had established.

Another for refusing to let his House Belsize to the French Ambassador, and thereby keeping the Idolatrous Host out of the Church of England, for it was the Chapel on the premises that the Ambassador wanted ; for this service he claims the amount offered him, say 1,000*l.*

In this Book, *The Visions, etc.*, Povey is trying the walk of Steele and Addison, but he reminds us of the *Elephant* on the tight rope ; his *Entertainments* being as unlike the *Spectator* and *Tatler* as the airy pirouetting of the rope dancer is to the ponderous saltations of said beast. (See the cut on Title of *Lawyer's Fortune*.)

Through some mistake or other Povey's name has been handed down to us as the author of a very popular Anti-Jacobite book, entitled, *Judgments of all Kingdoms, etc.*

Our Author was not one who put his candle under a bushel, and would undoubtedly (*have*) claimed this if he had a right to it.

A political piece of his is, *An Enquiry into the miscarriages of the last four Years*, 8vo, 1714, which went through many editions, and for which he frequently complains he received nothing from the Hanoverians, whose cause it greatly served if we are to believe the Author, but all Povey's *Geese* were *Swans*, and although he left no subject untouched, his style was so dreamy and his views so impracticable, or rather so far in advance of his age, that he seems to have been one of the literary *Butts* of the day.

His name seldom appeared upon his titles, but in lieu of it in some cases we have his *Arms* on the title or at the end.

He lived to a great age, and although he says he wrote nearly a hundred works, he is only known at all to such *delvers* in literary rubbish as A. G.

28 February, 1858.

Gardyne then referred to his other Notes, and a long one in *Notes and Queries* (3rd Series, vii. 313), from which we now give extracts :—

In early life Povey was in constant warfare with the Authorities.

¹ This is an error. He began the Coal trade in 1700, and published his Book in 1701 as the result of his Experience.

² See *General Remark, Chapter III.*

Government deprived him of the advantages of the Halfpenny Carriage.

The Excise stripped his Brewery of its Utensils for Duty.

His Partners of his Own Invention of the *Sun Fire Office* wheedled him out of the Concern, and he lost a fortune.

The Magistrates imprisoned him for 2 volumes 8vo, *Meditations*, and *Holy Thoughts*, rambling Treatises eulogistic of William III. and the Revolution and abuse of High Flyers.

These matters were set forth in the *English Inquisition, 1718*, and *Memorial, 1737*. The first was an appeal to Parliament claiming (unsuccessfully) indemnification for sacrifices for the public benefit.¹

With literary contemporaries Povey was not in better odour.²

He envied the popularity of Addison and Steele, and imitated them in *Visions of Ryley*.

In *Virgin of Eden* he attacked Pamela, and rendered himself so unpopular that another of his complaints is that *false wits* were down upon every move he made, taking the liberty to brand me with the odd characters of Maggot, Projector, Madman, or worse titles.³

Povey nevertheless was a man before his age in some respects, and crude though some of them may be, suggested many social improvements—professing a large philanthropy, and very latitudinarian views upon religious matters.

An outrageous egotist—his works are filled with most amusingly self-complacent examples of what he had done to promote virtue, loyalty, with honour, truth, and moderation, and to extinguish vice, rebellion, bribery, pride, and ambition, to say nothing of his magnified labours to ameliorate the condition of the poor both physically and mentally.

All of which can only, however, be effectually maintained by a cordial reception and a large demand by the public for his works.

The remainder of Gardyne's remarks are comments on Povey's Will, and are better reserved until that document has been presented in these pages.

We refer to Povey's remarks, extracted from *Torments after Death*, under the *Subject's Representation*.

Walford, in some remarks respecting Edward Baylis, a great promoter of Companies from 1834 to 1854, said,—

¹ The *Inquisition* was an appeal to the public—the *Memorial* was addressed to the King, Lords and Commons.

² For Dunton's complaint against Povey, and Povey's reply, see *General Remark, Chapter III.*

³ Possibly Povey referred to his being laughed at for attempting the Insurance of movable Goods, at first deemed impracticable.

"It would be unjust to a previous promoter to give E. Baylis the credit of being the sole projector of schemes for combining charitable objects with the practice of Life Insurance.

"Charles Povey preceded him by at least a century, and he may fairly claim to have been the originator of the system."

We are sorry to have to add that implicit faith is not to be put in all Povey's statements, many of them being much exaggerated.

CHAPTER III.

POVEY, A PROLIFIC WRITER, with a ready pen.

After some trouble we have succeeded in making the following list of Povey's works. It may not be perfect, but it is far more extensive than any which we have discovered :—

1685-88. Writing against James II.

Works written between the ages of about 40 and 60 years.

- 1699. Proposals for raising 1,000l. 1.
- 1700. Indirect practices in Coal Trade. 1, 2, 3, 4, 12.
- 1701. Unhappiness of England. 1, 3, 4, 5, 6, 7, 8, 12.
- 1703. Meditations of a Divine Soul. 5.
- 1704. Holy thoughts on a God made man. 5, 9.
- 170⁵-1710. General Remark on Trade, etc. 1, 9.

Works written between the ages of about 60 and 70 years.

- 1710-1711. Visions of Sir Heister Ryley. 2, 3, 5, 7, 9, 11.
- 1713. On Scandalous Reports respecting himself.
- 1714. Enquiry into the miscarriages of the four last years' reign of Queen Anne, 1, 2, 5, 9, 13.
with "Management vindicated." 1.
- 1715. Memorial of Proceedings of late Ministry. 5, 9, 13.
- 1715. " with French Copy. 9.
- 1715. English Parliament represented in a vision. 5, 9, 13.
- 1717. The Subject's representation. 9.

(In this Povey refers to writings of which we have no knowledge.)

- 1718. English Inquisition. 1, 3, 4, 5, 9.
 - 1720. Brittain's Scheme to make a new Coin. 5, 10.
- Date unknown. Judgments to the late Kingdoms. 5.

Works written between the ages of about 80 and 90 years.¹

1733. Secret History of *Sun Fire Office*. 9.
- 17³⁶₃₇. English Memorial. 7.
1740. Torments after Death. 1, 2, 5, 7, 9.
1741. Virgin in Eden. 1, 2, 5, 7, 9, 11.
Catalogue on what points I have wrote on and published, in *Torments after Death*.
- Catalogue of what points the Author hath wrote upon and published, not yet recited in his Treatises, in *Virgin in Eden*.

Explanations with reference to the figures affixed to the preceding titles of works.

1. Copies in British Museum.
2. Lowndes' List in *Bibliographer's Manual*, Bohn, 1933. Lowndes mentions *Present State of Great Britain*. This is the only mention of such a work which we have met with, but from the date of publication we are induced to treat it as the same work as *Enquiry into the miscarriages of four last years' reign of Queen Anne*. Lowndes also gives as one of C. Povey's works, *Sca Gunner's Companion*, respecting which we shall make some remarks further on.
3. Allibone's List in *Dictionary of Authors*, Philadelphia.
4. Rob. Watt, List in *Bibliotheca Britannica*, Edinburgh, 1824.
5. Gardyne's List. He wrote in 1858, "Many of Povey's works are on these shelves," and he enumerated those in the preceding List marked 5. They were dispersed probably at his death.
6. Cambridge University Library.
7. In possession of *Sun Fire Office*
8. " of Mr. Norman, Chairman of the *Sun Fire Office*.
9. Bodleian Library.
10. Bicton Library, Devon.
11. Gardyne's Copy, in possession of Mr. Baumer, Assistant Secretary of *Sun Fire Office*.
12. London Institution.
13. These three works were entered at Stationer's Hall.

It will be seen from the above that the Bodleian Library possesses the largest collection of Povey's works.

¹ It is remarkable that Povey should have been able to write such works at such an advanced age.

We have failed to find any of Povey's works in the Guildhall Library, or in Fitzwilliam Museum Library at Cambridge, or the University and Cathedral Libraries at Durham, and we have reason to believe that none exist in the Libraries of Sion College, or Trinity and St. John's Colleges, Cambridge.

1714. Povey stated "I have writ 5 large 4to and 8vo volumes."

1718. The large quarto and octavo volumes with other small pieces I have writ exceed 600.

He said he was badgered by wits,

imprisoned for defending William III.,

persecuted for keeping the Romish Host out,

and he added,—

My writings will do me honor in the sight of men and angels when I am gone to silence and returned to my original dust.

In the *English Memorial* Povey wrote,—

It might have been expected that the Quarto and Octavo Volumes with other Treatises which your Sufferer wrote to recommend Virtue, Loyalty, Wit, Honour, Truth and moderation ; and to extinguish Vice, Rebellion, Riots, Bribery, Pride, and Ambition, might have secured him from the Resentments of the Crown and Parliament, and have gained their Protection and Favour.

Povey in his Will said, "That Jesus, before whom I am to appear at his Tribunal can witness that I never invented or sett up any Undertaking whatsoever with any intent to inrich myself by fraud or injustice, nor did I ever in all the volumes and papers I have wrote and published compose any paragraph but what tended to promote virtue, industry, and unity amongst men of all perswasions."

Gardyne said he had only traced about a dozen of separate pieces he published. The allusion therefore to his extensive works must be taken to refer to the many subjects upon which he treated : in this way we may get some hundreds from his *Visions of Sir Heister Ryley*, an imitation of the *Spectator*.

A correspondent of *Notes and Queries* said :—

"Povey means that his writings contain so many pieces or subjects which he has handled.

The Visions of Ryley,
Meditations,
Holy Thoughts,

contain copious Indices of the principal matters treated of, and it is not difficult to make up 600 pieces, and so reduce Povey's astounding figures to the dimensions indicated."

This is the conclusion at which we had arrived.

The *Visions of Ryley* embrace about 260 subjects, some of which can be identified with some mentioned under "Points the Author hath wrote upon."

Povey published mysteriously.

The writer in *Notes and Queries*, series II., vol. i., p. 266, stated that he had only met with one work bearing Povey's name on the title.

(*It will be seen in these pages that there are more.*)

Other works contained internal evidence of their paternity.

Some could be identified by Povey's coat of arms on the title page.

The greater number were only to be identified by the Povian vein in which they were writ.

With all this the writer had only traced four works.

Many of Povey's title pages are curiosities.

It is remarkable that Povey's works are so little known and so seldom to be met with, and do not exist to a greater extent in the public libraries, when we consider the number alleged to have been printed and sold.

There is no intention on our part to enter upon a critical examination of Povey's writings. Our sole object has been to ascertain as far as possible of what works he was the author, and to make use of statements therein recorded, to elucidate our history.

We have been led to investigate the life, writings, and schemes of Povey from a desire to know as much as possible of the Projector of the *Sun Fire Office*.

**SOME ACCOUNT OF THE BOOKS
ENUMERATED IN THE FOREGOING
CATALOGUE.**

**In the reign of King James II. your Sufferer was twice made
a prisoner for
writing against a Romish Prince
sitting on the throne of these Kingdoms.**

So said Povey in *English Memorial*.

We have not found any work corresponding to the above, which must, we presume, have been written between 1685 and 1688. It was probably Povey's first appearance as an author.

We cannot identify it with any of the writings which Povey acknowledged (see, however, "Personal History," p. 456), and whilst in *English Inquisition*, under Persecution 2, he refers to an imprisonment in 1702, no reference is made to this one, which we should have imagined he would have classed as the first persecution.

Proposals for raising 1,000/-.

A book with this title is entered to the name of Charles Povey in the Catalogue of the British Museum. C^a 1699, folio.

The press mark is given as $\frac{816 \text{ m. } 2}{80}$

Unfortunately there is some error of old date in the press mark, and the book (or more probably it is only a broadside or fly-sheet) cannot be traced.

We are therefore unable to give any further particulars.

A
DISCOVERY
of
INDIRECT PRACTICES
in the
COAL TRADE;
or,

a detection of the pernicious maxims and unfair dealings of a certain combination of men who affirm, **It is a cheat to be just, and just to cheat.**

To which are added some proposals for the Improvement of Trade and Navigation in general, and of the Colliery Trade to Newcastle in particular.

By Charles Povey.

London.

Printed by and for H. Hills and published by A. Baldwin in Warwick Lane, 1700.

Povey stated that he published the work for his own Vindication. His name had been called in question before the Magistrates: he had been charged with cheating customers in measure.

He began the Coal Trade (not having been bred thereto) in 1700, and always meant to be just. Two men called upon him and desired Winking Money (10s. per quarter, such as they got from other Coal Merchants) for overlooking cheating in weights and measures. He refused and his deliveries of coals were watched.

Half a Bushel was proved to be over measure.

One Load was 1½ peck under measure. Value of deficiency three pence. His measures were larger than the Standard measure.

He was prosecuted, found guilty, and fined 13s. 4d.

The Bench declared that the Jury had done him a wrong.

The real ground of complaint was that Povey delivered coals without lighters.

He had invented an engine, of which he gives a long description (*see Chapter V.*), by means of which "Coals were delivered at his wharf near Execution Dock at Wapping, at the rate of 100 chaldron a day without the use of Lighters, or Porters backing them, for 20s. charge which could not be done elsewhere for less than 10*l.*"¹

His engine had cleared a ship of 88 chaldron, and the ship was in and out of the wharf in 12 hours, and he had delivered 10 chaldron an hour for 11 or 12 hours together.

In his *Unhappiness of England as to Trade*, Povey said, "Coal Merchants delivered short measure so as to make 23, 24, 25 chaldron out of a score, and at Alderman Lewin's Glasshouse in Ratcliffe Cross 80 for 100."

None had thought fit to answer his charges.

Povey freighted ships on his own account.

As the coal business was apparently too great to be carried on with success by any one single person, several gentlemen had thought fit to join with him as a Company, and had actually advanced 2,000*l.* or 3,000*l.* to the concern.

(*Park's Hampstead.*)

The
Unhappiness
of
ENGLAND
as to its
TRADE
by
SEA and LAND
truly stated.

Also a lively Representation of the Miseries of the Poor, the pernicious consequence of wearing Swords, and the ill Presidents Acted at the two Theaters ; with Effectual means to redress these growing Evils ; and several other remarkable Particulars.

To which is added
An Essay of the Happiness of Man in observing the
Rules of Morality.
By Charles Povey.

London, printed for the Author living near *Execution Dock* in *Wapping*, and to be sold by the Book-sellers of *London* and *Westminster*. 1701.

¹ Extract from hand bill put forth by Povey in an early stage of his business, and given by Park in his account of *Hampstead*.

The heading of the latter part of the work is
 Essay of the happiness of man
 in this LIEF (*sic*)
 occasioned by observing, etc.

As just stated, Povey in this book refers to the great fraud that attended some trades, and specially refers to the Coal Trade, and alludes to his book, *A discovery of indirect practices in the Coal Trade*.

This is evidently the work of which Povey makes mention in his Will as

Treatise of Trade and employing the Poor.

The proposals for employing the poor are noted under Povey's *Schemes and Projects*.

SEA GUNNER'S COMPANION :
 or practical rules explaining the
 use of Ordnance, etc.

1702.

We notice this work as Lowndes includes it in his *List of Charles Povey's Works* in his *Bibliographer's Manual*.

We are able however to state, from an examination of a Copy in the British Museum, that the author was Capt. FRANCIS POVEY, formerly Officer at Tangier, and Surveyor and Comptroler of Ordnance in Ireland.

Thomas Povy or Povey, frequently mentioned in *Pepys' Diary*, was c^a 1662-66 Treasurer to the Commission for carrying on the Service of Tangier.

It is very probable that the Captain was Thomas Povey's half brother, through whose influence he had obtained his appointment at Tangier.

MEDITATIONS
 of a
 DIVINE SOUL.

We have not found a copy of this work.

The full title-page as copied from an Advertisement at the end of the Bodleian Copy of *Holy Thoughts*, is as under :

Advertisement headed
Title of Author's last Book.

MEDITATIONS OF A DIVINE SOUL,
 or the Christian's Guide amidst the various opinions of a vain world,
 where Religion is the language of all, but 'is only practis'd by one
 Community.

Also Arguments to prove there is no material Fire in hell—the irregular practices of the imperious Clergy detected—and the safest way to happiness made known.

With an ingenious Recantation of a greater proficient in the School of Atheism than the late Earl of Rochester, and several other Curious Subjects worthy of note, particularly expressed in the Table of Contents.

To which is added an Essay of a retired Solitary Life, with an after-thought on King William 3.

8vo 1703.

Note. The whole impression of this Book being disposed of none are to be sold till Michaelmas day next, A.D. 1704, when it will be reprinted and published with new Additions.

Second impression 1705.

In *General Remark* 245, 17-19 Sept., 1707, there is an Advertisement of Second Impression, corrected and enlarged, with several new additions.

In *Notes and Queries*, series iii., vol. vii., p. 199, there is a very abbreviated title, from which it appears that the Book was printed for John Kersey . . . and sold by Ralph Simpson . . . 1703. (*See names of the Sellers of Holy Thoughts*, p. 474.)

In his *Torments after Death*, 7 Edition, 1742, Povey said, "My work, entitled *Meditations*, etc., 10,000 Copies of which have been sold at 4/- each, contain several tenets of Atheism, etc."

In *English Inquisition*, 1718, Povey, referring to his *Persecutions*, said :

2nd, 1702.—The Aldermen of Gloucester and Justice Rich of Gravel Lane, Southwark, imprisoned me and my servants for writing my two large 8vo volumes,

one intitled *Meditations*,
and the other *Holy Thoughts*,

in which was prov'd King William's title to the British Crown and the Revolution principles maintained.

It is true the Secretary of State in that Prince's reign was pleased to reprimand the Magistrate of Surrey for his rash conduct, but no recompence, though promised, was ever given me for that violent insult, nor for the money I spent in those days after the Aldermen of the City of Gloucester purely upon account of their reviling the Administration.

It is not clear why Povey should have been imprisoned (either

at the end of King William's or the beginning of Queen Anne's reign) for writing in favour of William III., nor why his servants should have been made his companions in prison.

What power or authority the Aldermen of Gloucester had over Povey is nowhere explained.

It is also unexplained how he was imprisoned in 1702 for writing works which were not published until 1703 and 1704.

See "Personal History," p. 457.

HOLY
THOUGHTS on a GOD
made man ;
or
The Mysterious Trinity prov'd :
also
Reasons given, that the Wise Creator fram'd not
the Universal all only for the benefit of this
Earthly Globe, but likewise for many other worlds :
with
Sublime Contemplations on the unlimited bounds
of Glory ; and several other Curious Subjects worthy of
Note, particularly express'd in the Table of Contents.

To which
is added an Essay on the mind of man with an after
Reflection on the final period of all Human Intentions.
By the Author of the *Meditations*
of a Divine Soul.

Hebrews I. 2. God hath in these last days spoken to us by his Son, whom he hath appointed Heir of all things and by whom he also made the worlds.

London

Printed by R. E.,¹ and sold by T. Parkhurst at the Bible and three Crowns, Cheapside, B. Aylmer at the three pigeons Cornhil, J. Robinson at the Golden Lion, and R. Simpson at the Harp, St. Paul's Church Yard, W. Rogers at the Sun, Fleet Street, E. Rumball at the Post House, Covent Garden, F. Thompson, St. James Street, near Piccadilly, and J. Kersey, two doors beyond the White Swan, New Street. 1704.

We have given some extracts from the Preface, containing Povey's account of himself, in "Personal History" (p. 455).

¹ This was "Robert Everingham at the Seven Stars in Ave Mary Lane near Ludgate." See *General Remark*.

Contents.

- Chapter 1. On Vanity of all Sublunary Enjoyments.
2. Account of Birth of our Lord and Saviour Jesus Christ.
 3. On his Circumcision and Presents of Wise Men.
 4. Retreat into Egypt.
 5. Herod's cruelty.
 6. Herod's death.
 7. News to Joseph of Herod's death.
 8. On Christ going to Jerusalem and Temple at 12 years old.
 9. Baptism of Jesus.
 10. Retreat into Desert,
and various reflections on Sun, Moon, and Stars.
 11. Power of God proved by Astronomy, etc.
 12. On glory and vast bounds of Heaven.
 13. On Miracle at Cana.
 14. Christ whipping out of Temple.
Character of Abraham and Sarah.
Judas, Jezebel.
Lazarus, etc.
numerous Subjects.
Serious admonitions to Licentious Libertines.
 15. On Crucifixion.
 16. On Embalming and Burial.
 17. On Resurrection.
 18. Discourse about Playhouses.
New Model for Dramatic performances.
Definition of Schism.
 19. Thoughts on purity of God, and an abhorrence of the World.
 20. On imperfection of man.
 21. On enduring persecution.
 22. On Vicissitudes of universe.
 23. Morning thoughts before Business.
 24. Noon thought on Soul.
 25. Evening thought on Divine Subjects.
 26. The last thought on the final period of all human actions,
designs, and intentions—variety of elegant reflections on
all the particular terrors and agonies of the dying hour.
- The Righteous man's Exit out of Vale of misery.

The work was advertised in *General Remark*, Sept., 1707, as The Companion Book to the *Meditations of a Divine Soul*.

Several of Povey's "Small Treatises and Pieces" will, we believe, be found in the *Holy Thoughts*, particularly in chapter 18.

At page 373 is the structure of a play—

“Vice detected, or Judgment speedily executed.”

The title of William III. to the Crown of England is discussed in this play (p. 381 to 388), in a Conversation between the Shade of William and Louis XIV. of France.

There are various allusions to William III. in after pages of the work.
See Memorandum respecting Imprisonment under “Meditations.”

In *Virgin in Eden*, Povey stated:

In Seventeen Hundred and Five I writ the Acts of King William III.
We know of no such work.

Holy Thoughts was published in 1704.

GENERAL REMARK.

In the British Museum is a Copy of No. 9 headed *only*

“General Remark on Trade”

from Friday, Nov. 16, to Tuesday, Nov. 20, 1705,

printed by Robert Everingham at the Seven Stars in Ave

Mary Lane, near Ludgate Hill, 1705, where Advertisements
are also taken in for 2/- a piece, if they are not too large.

This is identified with Povey's *General Remark* by an Intimation that the Undertaker was at Traders' Exchange House, Hatton Garden, and by Advertisements of

Meditations, 2nd Edition Enlarged.

Holy Thoughts.

Unhappiness of England.

It is stated that 3,500 copies were printed of each impression of the Paper. The Paper contains three columns of Scraps, News, and Advertisements. Those who received the paper (it was distributed gratis) were requested to let it lie in their shops for public inspection, and then put it in their country parcels.

The British Museum possesses also copies of the *General Remark*,

No. 213, 4-7 July, 1707,

to No. 250, 29 Sept.-1 Oct., 1707,

also No. 440, 22-24 Dec., 1708.

Whilst the Bodleian Library has a Copy of

No. 430, 29 Nov.-1 Dec., 1708.

Walford says:

1708.—There was published this year a Species of Newspaper bearing the Title of “General Remark or Miscellanies set forth by Mr. Povey in Hatton Garden.”

We have shown above that the *Remark* was first published in 1705.

Nos. 430 and 440, Nov. and Dec., 1708, are the only numbers, of those which we have discovered, which have reference to Povey's Fire Insurance Schemes.

Several numbers in 1707 refer to the *Traders' Exchange House* Office for Lives.

No. 213.

Boy The General Remark on Trade,
with Scroll, Set forth by Mr. Povey, Undertaker of the View of pro-
“the Remark.” Traders posed College

Exchange House in Hatton Garden.

Favour our Undertaking so far as to promote the sale of this paper, because our boys, most Orphans, such as the figure above represents, are cloathed, kept to school, allowed 2/6 a week each, and at 2 years end Five pounds a piece given to put them out apprentices to Trade, and 20 others taken in their room.

PRICES OF CATTLE AT SMITHFIELD.

Friday, July 4 to Monday, July 7, 1707.

Be so generous as to have all your Business which is to be published by way of Advertisement inserted in this paper, for out of the incomes of such Advertisements and other Business done at the Traders' Exchange House, 100 decayed men and women are to be allowed 10*l.* per an. each, and a room to live in rent free in such a College as is represented above.

On repeated requests Mr. Povey has been prevailed to promise that for the future an Extract of all Authentick Foreign News, as it comes over from time to time, shall be inserted in this said paper every day of its publication.

Three Columns of Foreign intelligence, the rest Commercial, Trade and Advertisements.

printed by Matthew Jenour, near St. Sepulchre's Back Gate, in Gilt-Spur Street, 1707, where Advertisements are also received.

The heading of No. 214 is
The General Remark on Trade
with
an Extract of Foreign News
and
Observations on Publick Affairs
July 7-9, 1707.

No. 218.
16-18 July, 1707.

These are to give notice to all poor people that have any sons of about 8 or 9 years of age or upward and who have no Employment for them and are incapacitated of giving them any Learning, that if they will send them on Mondays, Wednesdays and Friday Mornings to the Traders Exchange House they shall be constantly employed on each of those days to cry and sell this paper Intitled the General Remark on Trade, and all such their children shall not only receive a farthing for each of this said paper that they so sell, but be also taught gratis every Tuesday, Thursday and Saturday, Reading, Writing and Arithmetick in the School with the 20 boys whom Mr. Povey already cloaths and allows half a crown a week a piece.

In No. 224, 30 July-1 August, the wording under the Newsboy and the College was discontinued.

No. 225.

August 1-4, 1707.

Proposals for Subscriptions for this paper intitled the General Remark on Trade.

This Paper being now become the most useful of any hitherto extant, and much coveted to be read by People of all ranks and Degrees, for their better information because the following matters and things are constantly inserted therein, viz. :

1. An Extract of all the most Authentic Foreign News.
- 2 Observations on all our material publick affairs both at home and abroad.
3. The course of Exchange.
4. The price of Companies' Stocks as they go every day at the Exchange.
5. What Money is advanced and paid off at the Exchequer on several Funds.
6. What Commodities of other Nations as well as our own Manufactures daily come in and go out of London
as also the names of the persons on whose account all such Foreign Commodities arrived in this great City.
7. A particular List of the Ships arrived at and departed from the several ports of England.
8. The current prices of most sorts of Goods.
9. An Abstract of the several Laws Constitutions and Customs of Great Britain.
10. A description of the respective Counties of England, Wales, Scotland and Ireland with their Commodities, Manufactures, natural rarities, etc.
11. Discourses on the methods proper for the more effectual carrying on and improving our Foreign and Domestick trade, with other Matters relating to Commerce throughout the world.
12. The price of Live Cattel in Smithfield Every Market Day.
13. An Abstract of the Bill of Mortality once a week.
14. Advertisements of Estates to be bought and sold—things lost or stole, and all other matters relating to trade and Business.

Therefore to the end that all persons who desire it may be served from time to time with this so useful and necessary a Paper on easy terms, they sending their names and places of abode to the Traders Exchange House in a Penny post Letter or otherwise shall be carefully supplied with the said Paper every day of its publication, viz. Mondays, Wednesdays and Fridays, only paying half a Crown a Quarter for the same.

Note, it is doubtless the Interest of all persons in trade specially such whose houses are frequented with Companies, constantly to take in the said Paper, since thereby they will not only greatly oblige and keep their Customers already obtained, but likewise procure several new ones, the said Paper will be such an Invitation and Entertainment to them.

No. 235.

25-27 August, 1707.

Having in a few numbers inserted Questions and Answers on various subjects, Povey wrote in the number now quoted—

It is hoped that none will be so vain as to imagine that Mr. Povey the Undertaker of the Traders Exchange House is a person of such refined, natural and acquired parts or so thoroughly versed in all Arts and Sciences as to be capacitated to answer all the various questions.

It is impossible for one man, therefore he acknowledged that some parts were taken from the Old Athenian Mercuries and refined as required.

Then followed a very long statement respecting the Paper.

Dunton had said—

Povey not only steals my projects but reprints those very questions and answers I formerly published in "Athenian Oracle," in his *General Remark* upon Trade, which publication was in rivalry of De Foe.

We presume Povey's Statement was intended as a reply to this attack.

No. 240. 5-8 Sept. 1707.

the Title was altered to
The General Remark on Trade
with
Curious observations done by the Ingenious.
From the Traders Exchange House
in Hatton Garden.

No. 430.

The

A House on Fire in
lieu of Newsboy.

General Remark
or

Picture of intended
College.

Miscellanies

set forth by Mr. Povey in Hatton Garden

From Monday Nov. 29 to Wednesday Dec. 1, 1708.

Contents may be described as

Prices Current

Questions and Answers

Imports and Exports

Deformities

Foreign Affairs

Allegory.

No. 440.

Wednesday 22 to Friday 24 Dec. 1708.

Similar Heading.

We have no clue to the date of the substitution of the house on fire for the Newsboy, but doubtless it was at the time that the *Exchange House* Fire Office was set up.

The Paper was published three times a week, and was supplied, gratis, to the persons who subscribed to the *Traders' Exchange House* Office for Lives, and the *Exchange House* Fire Office, when those schemes were set up.

We shall have occasion to make some further Extracts from the Paper under the heading of the "Traders' Exchange House Office."

In the history of the *Exchange House* Fire Office, we have given the few particulars of the Office to be gleaned from Nos. 430 and 440, 1708.

In Dec., 1709, it was declared that every subscriber (to the Fire Insurance Scheme) was to have the *Remark* gratis.

17th, 23 March.

Mr. Povey, on the transfer of the *Exchange House* Fire Office to the *Company of London Insurers*, covenanted not to publish the *General Remark* any more, nor set up another Paper.

Thus the *Remark* ceased to exist.

The VISIONS OF
SIR HEISTER RYLEY
with other
Entertainments
consisting of

Two hundred discourses and Letters representing by way of image and description the Characters of Vertue, Beauty, Affectation, Love and Passion, the agreeableness of Wit, Truth and honour, made conspicuous by morals. As also scenes of the Birth of nature, the sudden Turns of Fortune, the madness of Domestick Contests, the humours of the Town, and the False arts of Life, both of human and Irrational Beings, trac'd thro' all their Intricate Wayes.

Vol. I.

Printed for the Author and sold by

Mrs. Sympson, at Antelope, King Street, Westminster, Mercer.
 Mr. Sedden, Spring Clock, Pall Mall, near St. James' Palace.
 Mr. Robinson, a Toy Shop, at the Golden Perriwig, Charing Cross.
 Mrs. Cary, the Lamb, Russell Street, Covent Garden, Hosier.
 Mr. Heaton, a Slop Shop next door to the Crown in White Lion Street, near the Seven Dials.
 Mr. Carter, a Cabinet Maker, at the Corner of New Turnstile, Holbourn.
 Mr. Haselfoot, the corner of Foster Lane, Cheapside, Mercer.
 Mr. Cole, Hosier, at the Black Lion over against the Royal Exchange, Cornhill.
 Mr. Smith, Millener, right against St. Botolphs Church, Bishopsgate.
 Mr. Walpool at the Unicorn in the Minories, near Aldgate, Stationer.
 Mr. Walker, Stationer, near the Maypole, East Smithfield.
 Mr. Lacy, at the Golden Lion in the Borough of Southwark, Stationer.
 and Mr. Bowden, a Toy Shop, the first house in Chancery Lane, next Fleet Street.

1711.

A periodical publication consisting of 80 numbers.

21 August, 1710, to February 21, 1711.

Published three times a week, Monday, Wednesday and Friday.

Allibone, *Dictionary of Authors*, says it was published bi-weekly, and quotes the first date as 2 August, both of which statements are erroneous.

The Bodleian Library possesses two Copies, one (with the book plate of John Thomas Hope) marked "curious" and a slip, pasted on the Title-page, of a Copy in some Bookseller's Catalogue "slate-colored calf-extra 2*l.* 2*s.*"

Previous to finding this notice we had only seen the price quoted as 10*s.* 6*d.*

By the courtesy of the Librarian of the University Library, Cambridge, the writer learned that a Copy was to be sold by auction by Messrs. Sotheby, Wilkinson & Hodge, on 29 April, 1891, in the sale of the second and final portion of the Library of the late Edward Hailstone, Esq., F.S.A., of Walton Hall, Wakefield. Not being desirous of becoming a purchaser, we did not attend the sale, and therefore are not aware who was the successful bidder, nor at what price. Possibly the Copy is now at Cambridge.

For Gardyne's remarks on the Visions of Sir Heister Ryley, see p. 463.

ON SCANDALOUS REPORTS
RESPECTING POVEY.

Post Boy, 13-15 Oct., 1713. No. 2876.

Mr. Povey at Sion Chappel near Hampstead hath drawn up into particular Articles the many scandalous reports his Enemies have alledg'd against him, which said Articles are printed.

And to shew the world that all those Reports are false and ground-

less Mr. Povey offers in the said printed paper of Articles, 40 guineas reward to such persons who will prove but one point contain'd in any Article to be true. The said paper of Articles is to be had *gratis* at Mr. Bowden's a Toy Shop, the second house in Chancery Lane next Fleet Street, and at Mr. Povey's house, near Hampstead.

We have not discovered a copy of this pamphlet.

(See *Subject's Representation.*)

An
ENQUIRY
into the
MISCARRIAGES
of the
four last years reign:
Wherein

it appears by 65 Articles That a scheme
was laid to raise the Grandeur of France and
Spain, break the Confederacy, make a separate
Peace, destroy the Established Church, sink the
Trade of the nation, betray the Queen and
bring in the Pretender:

as also

a design to reform the Army by putting in Irish Officers
to command it, and for making private Leagues, in order
to hasten and support the intended Restauracion :

with other

Particulars relating to the forwardness of a Rebellion
in Scotland, the great Encrease of Popery in Ireland, the oc-
casion of the Queen's Death, and the discovery of an Im-
mense sum of money taken out of the Treasury and not
accounted for.

Presented

to the Freeholders of Great Britain against the
next Election of a new Parliament.

London printed for the Author, and sold by the
Booksellers of London and Westminster 1714

Price three pence, on Royal Paper, 6d.

This work was entered at Stationers' Hall, 7 March, 17¹⁴₁₅.

The British Museum possesses eight Copies, and the Bodleian Library
six copies, all published in 1714—the former are apparently the 1, 2, 3,
and 6 Editions, the latter, the 1, 2, 3, 4 and Irish Editions.

Of the Bodleian Copies, one of 1st Edition and the Irish Copy are without arms—the other Copy of 1st Edition and those of 2, 3, and 4 Editions have the new coat of arms. Those Copies of the British Museum, to which we referred, have the new coat of arms.

Advertisement, p. 31.

Upon encouragement from the Publick several of the best and most learned Authors will write a large Folio Volume in the Latin, English and French Tongues, containing 400 Articles, besides Speeches, Answers, Orders of Council, and Letters of all remarkable occurrences both publick and private in the time of the late Ministry, and the two Parliaments that then sat during the four last years reign.

The Volume is intended to be dispersed throughout Europe.

Note by Povey to 4th Edition following the new coat of arms.

A false edition of his book is published. These are to advertise that the true Copies have the above Coat of Arms printed on them, and all such as are without are Counterfeits. Every person is desired to tear them (wherever they find them exposcd to sale) according to Act of Parliament.

In the Bodleian Library is a copy

Inquiry into miscarriage

of four last years reign

London

printed, and reprinted in Dublin
and sold by the Booksellers 1714.

No coat of arms.

Advertisement.

Since it is certain the Enemies to the present Constitution will be very zealous for obtaining a Parliament after their old manner, it is earnestly desired of every true Briton who has any value for Religion, Liberty, or the Encrease of Trade to give this Book *gratis* at every house, in some one part of a County, City, or Shire Town in Ireland, before new Members of Parliament are chosen; to the end the Nation may not again be in danger of falling into the hands of the Romans. All persons only upon paying Thirty Shillings per hundred for Paper and printing the said Book, may have what Number they please at Thomas Humes's facing the Hanover Coffee House on Cork Hill, Dublin.

This Copy does not contain the Advertisement above mentioned,

"Upon Encouragement, etc."

There is in the British Museum a Copy ($\frac{1103 \text{ a. } 2}{7}$)

London—printed by R. Mathard near Fleet Street
for the benefit of the Publick—price two pence.

24 pages—close print.

No arms of Povey.

Doubtless one of the Spurious Copies to which
Povey referred.

From *English Memorial* we learn

The Crown comes in and takes from your Sufferer to the value of One Thousand Pounds, to obtain Votes at Elections without Bribery or Corruption.

This was in 1714.

On the landing of George I. he (Povey) published a Treatise,

An Enquiry into the miscarriages of the four last years reign of Queen Anne,

entered at Stationers' Hall in his own name to prevent the work being pirated; but in three weeks it was pirated in London by twelve printers and publishers, and most printers in the Country Cities. Povey destroyed all he could find. Near 200,000 copies were worked off by these pirate printers. People bought from 300 to 1,000 for distribution in the Country. Lord Stanhope for the King requested him not to interfere with the publication, and consequently Povey lost 1,000L.

Two Editions the poor French Protestants in *Spittlefields* printed off in their own language: But as to those, and the copies printed in *Scotland, Ireland and Holland*, no claim is laid to them as to their being pirated.

These Articles appeared at every Market Cross in Great Britain and Ireland, and were distinctly repeated there, and confirmed by loud shouts and acclamations.

They were at that time in so great esteem, as to be declared by the King's Privy Council, and in the Senate House, that they were of greater service to the Crown than 100,000L drawn out of the Treasury.

With Dishonour to the whole Body of the Nation be it spoken, the only Reward your Sufferer has as yet received for writing these Articles is this:

His Life was threatned and attempted to be taken away;¹

The publication of these very Articles brought upon him

the Enemies of the present Administration :

They loaded him with Sham Actions²

and laid to his charge, upon oath, Crimes that he never committed or so much as ever entered his thoughts.

The Roman Catholics and High Church Party looked on these 6; Articles as the ruin of their Cause at Elections.

¹ We have failed to discover to what Povey here refers.

² The only Sham Action mentioned by Povey was in 1713, see *Subject's Representation*, and the *Enquiry* was not published till 1714.

Atterbury, Bishop of Rochester, was employed to write an answer to "that vile pamphlet." It was entitled

English Advice to the Freeholders of England.

This was so disagreeable to the New Government that the King, with the advice of his Privy Council, offered 1000*l.* reward to discover the Author thereof.

Povey claimed the honour of being the first that published a Treatise, of any moment, upon the *Hanover Succession*.

In *Subject's Representation* Povey stated that the two instances alluded to in the Title-page happened fourteen or sixteen months after this Treatise was published.

1. The last invasion of England.
2. The late Rebellion in England and Scotland.

In *Virgin in Eden*, Povey says that the Work inspir'd the Spirits of the people throughout Great Britain and Ireland, and gave life to all the Protestant Churches in Europe.

Gardyne says,—

A political piece of Povey's is an "Enquiry," etc., which went through many Editions (*he refers to the 8th*) and for which he frequently complains he received nothing from the Hanoverians, whose cause it greatly served if we are to believe the author.

Very soon appeared

The
Management
of the
four last years
vindicated

in which her late Majesty
and her Ministry are fully cleared
from the false aspersions cast on
them in a late pamphlet entitled

"An Enquiry into the miscarriages of the
four last years reign,"
and the malice of the faction in that
and other late libels is exposed.

Sold by J. Morphew near Stationers Hall, 1714.

**A
 MEMORIAL
 of the
 Proceedings of the late Ministry
 and
 Lower House of Parliament
 with
 an account of several secret Correspondences
 with Foreign Ministers of State, Letters and Messages
 sent from London to Paris and Utrecht, and from Utrecht
 and Paris to London. Abstracts of Speeches, Addresses,
 Answers, etc., with reflections upon each head.**

To which is added

A Short History of a Plot to dethrone Queen Anne, and what
 has been attempted to bring in the Romish Pretender since
 the King ascended the throne. At the end of the Memo-
 rial is a black List of the names of many of those persons
 concerned in one or both Conspiracies. Also particulars
 cast up in it of men, horses, money, provisions, cloaths,
 Quarters, Arms, Ammunition, etc., promised to the Assi-
 stance of the Treason.

London :
 Printed for the Author and
 sold by
 J. Roberts, Warwick Lane.
 A. Bell, Cornhill.
 A. Robinson, St. Paul's
 Church Yard.
 Mr. Robinson, against
 Serjeant's Inn,
 J. Pemberton, against St.
 Dunstan's Church,
 both in Fleet Street.
 J. Smith, Post House,
 Covent Garden.
 Mrs. Boulter, next Old
 Man's Coffee House,
 Charing Cross.

1715.

Writ by the Author of
 An Inquiry into the mis-
 carriages of the four last
 years' reign.

The Copies are counter-
 feit that have not this
 Coat of Arms on the title-
 page viz. a Bend engrailed
 between 6 Cinquefoils.
 Crest, a Griffin's head out
 of a Mural Coronet.

The Coat of Arms on
 the title page was really
 the New Coat, one half
 being as described—the
 other half being two
 stars of three batons
 crossed in upper part,
 the lower part having
 rows of Ermine
 4 rows of 5 tails,
 1 row of 4 „
 1 „ 3 „

This was entered at Stationers' Hall, 15 Dec., 1714.

The Black Lists mentioned were—

1st List, 12 persons } chiefly indicated by first and last letters of
 2nd List, 15 „ } names;

See French Edition, following.

Memoire
 de la Conduite
 du Dernier Ministére
 et
 de la Chambre Basse du Parlement
 avec

Une Relation de plusieurs Correspondences se-
 cretes avec les Ministres des Puissances Etrangères, les lettres
 et les Messages de Londres à Paris et à Utrecht, et d'Utrecht
 et de Paris à Londres ; les Extraits des Harangues, les Adresses
 les Réponses etc. avec des Reflections sur chaque sujet
 à quoi on ajoute

Une histoire racourcie de la Conspiration concertée pour détronner la
 Reine Anne et tout ce que l'on a fait pour ammener le Prétendant
 Papiste depuis que le Roi est sur le Trône. On verra à la fin du memoire
 une liste des noms de plusieurs personnes qui ont eu part à une des
 Conspirations ou bien aux deux. Aussi le détail des hommes, des chévaux,
 de l'Argent, des Provisions, des habits, des Postes, des Armes, des munitions, etc.
 promis pour la Trahison.

Par l'Auteur de la Recherche du mauvais Succès
 du Regne des quatre dernières Années.

Première Liste.

Le Duc d' A c.	Le Lord Jean D d.
Le Comte d' E l.	Fotheringham de Powrie.
Le Comte de S e.	Lyon d' Auchterhouse.
Le Vicomte S t.	Graham de Fintree.
Le Lord D d.	Drummond de Logic.
Le Lord N n.	Ogilvey de Boyne. et autres.

Seconde Liste.

Le de P th.	Le Chevalier Jean M an.
Le de G d.	" Duncan C el.
Le Comte de M n.	" Donald Mac D l.
Le Comte de B ne.	Le Colonel H es.
Le Comte de E l.	Le Capitaine C el.
Le Vicomte D ce.	" St on.
Le Lord Gr n,	Mr. B. . . . an.
Le Lord H y.	

Traduit de l'Anglais par F. Barin.
 à Londres par G R et se vendent
 chés M. Chastel, Libraire à l'Enseigne
 de la Bible en Greek Street, Soho.

1715.
 No arms.

The
 ENGLISH PARLIAMENT
 represented in a
 VISION
 with an
 After thought
 upon the Speech delivered to his most
 Christian Majesty by the Deputies of the States
 of Britany on the 29 day February last, and the Number
 of Votes and Sermons the Tories made at London
 for 27 years.

To which is added at large
 That memorable representation of the house of
 Commons to the Queen in the year 17¹¹₁₂ from whence
 Great Britain and the Allies now date their late Misfor-
 tunes and France all her present power and Grandeur.
 The Answer of the States General with other remarks
 are entered at the end of the Articles of the said Repre-
 sentation. All being worthy now of notice upon the Meet-
 ing of the New Parliament.

Writ in two Books.

By the Author of
 an Inquiry into the
 miscarriages
 of the four last years reign.

New Coat of
 Arms.

London :
 printed for the
 Author and
 sold by J. Roberts,
 in Warwick
 Lane, 1715.

Entered at Stationers Hall 7 March 17¹⁴₁₅.

The
 Subjects Representation
 writ on the Birthday
 of
 Prince George William
 delivered to the
 King and Ministry
 at the sitting of Parliament
 with
 an Account of the new Factory, and
 Exchanges that will be opened
 in the month of March next at the
 charge of Gentlemen and Merchants
 Also
 the particulars of the Tolsey, and Pay
 Chamber that are to be established
 without any Expence to the Publick.

London
 Printed for James Roberts in Warwick Lane
 and M. Jenour in Ball Court against St. Sepulchres
 Back Gate in Giltspur Street near West Smithfield

1717.
 Price 6^d.

Such storms of Calumnies have been rained upon the Author, that to lay the violence of the Tempest, he was obliged to draw up an abstract of all the Crimes ever charg'd upon him, and to set it forth to the view of the world. This was formerly done;¹ and to strengthen that Vindication another piece was writ and published in the *St. James' Post* of the 16 August last.² The copy of it was as follows, *verbatim*.

Now as there is already Let out and Inhabited so much of the House and Gardens (*Belsize*) as brings in Two Hundred and Sixty Pounds per an. Rent and my Annuity in the *Sun* Fite Office is certain, I shall upon this happy success of Providence here take notice of my being charged in a very vile and publick manner with a load of personal Infamies to make me odious in the eyes of all wise and good men.

* * * * *

One heavy charge against me is this, which my Adversaries give out and affirm for truth, That the Earl of Chesterfield the head Landlord is now at Law with me about my house at Hampstead, for Rifting and laying waste that part of his Lordships Estate which he granted me a lease of.

¹ We know not in what work. See however *Statement*, p. 459. *Personal History*, 1713, p. 458; and *Post Boy*, 1713, p. 481.

² This we have failed to trace.

They are very particular in that Report upon this matter.

The following is an abstract of the Report :—

That I pulled down a house and sold the materials.

Cut down and made money of great part of the Timber in the Park.

Conveyed away all the leaden pipes and cisterns to the value of 800*l.*

Removed out of the great house the Marble Chimney pieces, pictures, etc.

Carried off Bricks from the walls and Stone pavement and Dutch tiles from the Court-yard.

If any living person will tell in what Court of Justice he is sued in or prove any of aforesaid charges I will be content to undergo all the disgrace and ignominy that is due to the worst of criminals.

The Earl of Chesterfield on hearing of the reports ordered his surveyor and stewards to investigate the facts. They could not find the value of 6*l.* removed. The Reports were declared to be nothing but Lies.

As to Rent he had nothing to pay for some years, then never more than 6*l.*, because he laid out at the beginning near 2,000*l.* in repairing and beautifying the house.

The House and Outbuildings had been going to ruin for 20 years. Some roofs had fallen in,—and the ground and gardens were waste.

Then follows a long justification of himself.

He continued—

In the *Post Boy* No. 2876, 15 Oct. 1713, he offered 40 Guineas reward for any person to prove any one of the Allegations against him at any time, but none appeared in reply.

He had drawn up a whole collection of the numerous personal Infamies with which he was loaded from his youth. A copy had been posted up at the house at Hampstead. He had offered 10 Guineas to discover the Author of one Article and 40 Guineas if they could prove one point

that I ever had molestation from Doctors Commons
relating to the House or Chappel at Hampstead.

Then followed considerable abuse of and tirade against Adversaries and Secret Revilers.

Two Gentlemen rented the tavern and brewhouse.

Dated from

Sion Chapel

Hampstead.

August 14, 1717.

Respecting SHAM ACTIONS (p. 484) Povey stated that,—

In Sept., 1713, when all Judges out of Town, people contrived to have him arrested in a false action for 10,000*l.*—no Bail could be got. He was hurried out of his house in the presence of hundreds. During his confinement there was published a half sheet of paper with an Advertisement to notify that he had been taken up and imprisoned in the County Gaol for conspiring against the Queen and Government, etc.

When Judge Tracy arrived from circuit, on being informed he declared there was no cause of action or crime and ordered Povey's release, who afterwards obtained judgment against the Ringleaders for false imprisonment, but the parties fled and hid themselves.

As to the Factory and Tolsey referred to in title page, see "Schemes."

Extracts from "Torments after Death,"

p. 32, 1742, not in 1740 edition.

The Author declares that he expects no Reward in this World for his Pains and Labours, or ever will receive to his Use any Profit arising from the Sale of these Works ; every Farthing of that with Part of his own Fortune will be claim'd by 200 Ministers' and Tradesmen's Widows and Charity Children as their just Right and Property ; which will appear from his last Will and Testament, order'd to be printed in one Month after his Decease. This is not told to the World out of Vanity but to acquit himself of Acts formerly laid to his Charge, by perjur'd and Vile Incendiaries, which he never knew any thing of, or even so much as once enter'd into his very thoughts. God, who searches the Secrets of Hearts, knows this is Truth, with the Article that he takes no gain coming in by the Sale of his Copies.

1740 and 1742.

I have drawn up my own Vindication and appointed it to be publish'd in one month after my Decease to acquit myself of those Calumnies raised upon me by Vile Incendiaries ; they have laid Crimes to my Charge that I know nothing of. I have sign'd and seal'd my Wrongs in my last Will and Testament, in the Presence and Sight of my God that knows the Secrets of Hearts.

ENGLISH INQUISITION,

or

Money raised

by the

New Secret Extent Law

without Act of Parliament

wherein

it is proved that an Arbitrary power tolerated in these realms
gives up to be sacrificed at pleasure every man's right
and property in defence of which near a hundred millions of English
Money with a Sea of Christian blood have been expended since
the Revolution.

In the Treatise is entered

An account of seven persecutions rais'd by the Whigs put into posts
of profit against one Subject that has done a piece of Service for
this Government which 500,000/. might not have purchased.

1. persecuted with Calumnies by false wits even to the sacrificing his reputation.¹
2. " with Imprisonment for writing in defence of King William 3rd.
3. " by being obliged to pay wrongfully ten times the Taxes charged upon Dr. Welton a non Juring Parson.
4. " with the Dammage of 2,100/. to discharge one of His Majesty's Debtors.

¹ See *Personal History*, 1713.

-
5. persecuted for giving up 1,000/. to keep the Romish Host out of the Established Church.
 6. " with the loss of an Undertaking worth 1,000/. per An. for raising the revenues of the Crown 30,000/. a year.
 7. " for losing 1,000/. in striving to obtain the two present good Parliaments in Great Britain and Ireland.

Si ingratum dixeris, omnia dixeris.

London

Printed in the year 1718.

New Coat of Arms.

Advertisement.

This treatise lay before Government and Commissioners of Excise from October to the day Parliament met, and no restitution being ordered the Book is now dedicated to every true Briton. It will be presented by Messengers or in Letters, then in a week's time several Gentlemen will wait upon them to receive what return they please to make for the said Treatise. The money raised from thence is to repair what the Author has suffered by the seven persecutions expressed in the Title page. Copies will be given out and collections made within the Weekly Bills of Mortality during the whole sessions of Parliament, and after that in the Cities and Towns of other Counties.

It is requested of every Gentleman, if not at home or engaged when he is called on for his Contribution, to leave an Answer of his intention. He is also earnestly entreated to bind up this copy with one of his Octavo Volumes that the English Inquisition may be there entered upon record. The said History only will advance the price and sell the Book when it is ever put up at any auction. The true copies have the Coat of Arms as above Printed on them.

And all persons appointed to receive the subscription money are at the receipt of it to produce the seal of the said Coat of Arms signed by the Author's Own hand; such as are without it are Counterfeits.

Persecutions—

1. False wits raised to honor upon my fall have taken the liberty to distinguish me by the odd Characters of Maggot, Projector, Madman or worse titles. This is one part of the gratitude of the low Church party when in power to eclipse my reputation in order to prevent his Majesty or the Ministry from taking notice of my performances in the publick service of Church and State. But this is the least Article I have to complain of since I never acted in prospect to obtain Honor and riches at Court.
2. In the year 1702 the Aldermen of the City of Gloucester and Justice Rich in Gravel Lane Southwark imprisoned me and my servants for writing my *too* large Octavo Volumes one intitled, *Meditations* and the other *Holy Thoughts*, in which was proved King Williams Title to the British Crown, and the Revolution principles maintained (pp. 457, 473). It is true the Secretary of State in that Prince's reign was pleased to reprimand the Magistrate of Surrey for his rash conduct, but no recompence,

tho' promis'd, was ever given me for that violent insult nor for the money I spent in those days after the Aldermen of the City of Gloucester purely on account of their reviling the Administration.

3. In 5 Anne (c^a 1707) Harwood of Kerbey Street, Assessor of Land Tax for the parish of St. Andrews, got me rated besides Stock for Income or Estate of 600*l.* per an. in Holborn though he knew I had not any possessions to the value of 40*s.* in the whole County. Harwood seized Coach-Horses worth 60*l.* and a considerable quantity of plate which were appraised and sold at half value. Total loss, 73*l.* odd. Harwood absconded and died a bankrupt. Povey got no redress. Dr. Welton a non Juror never paid $\frac{1}{6}$ th part of Taxes Povey obliged to pay.

These three were small to the fourth.

4. The large 4to and '8vo Volumes with other small Treatises and pieces I have writ, exceed 600 in Number. The great part of those discourses extant are to prove the reign of William III, and this Government to be founded on excellent maxims of maintaining inviolably the freedom and privileges of the people, and generous to reward true zeal and loyalty wherever they are to be found.

It may now be thought strange to see a Treatise come out under the same hand that seems to be any contradiction to the former works. Whatever it is, I am sure the voice of the people will vindicate my conduct, and see that this address is not hurry'd into the world without thought and necessity, though it is published with the greatest reluctance.

Not getting satisfaction I now refer myself to the collective body of all the people. If their General Verdict passes against me then I'll give up my cause as lost and not before.

In *English Memorial*, Povey says,

The Crown comes in and lays part of Sufferer's estate in ruin and carries off the goods.

His Brewhouse at Hampstead furnished with utensils was let on lease to Robert Smith at 100*l.* per annum.

Povey complained that Smith, being in debt to the Crown for a small sum, the Excise made a seizure of the Landlord's Utensils, etc. instead of the Tenant's property, although the latter had Goods on the premises more than sufficient to satisfy the claim of the Crown.

That in consequence of the utensils and fittings being torn down and "carried away in carts," the place was not worth 20*s.*

The *English Inquisition* contains a long statement of Povey's grievances respecting the matter.

He made complaint to the Commissioners of Excise but without effect.

Povey estimated his own loss as follows :—

Excise seized property, where rent due and would be payable under lease, reckoned at 1,700*l.*

In *Memorial* called 1,800*l.*

Goods, materials and fitting up, value	400 <i>l.</i>
--	---------------

5. Bellsize, *re* Count d'Aumont (see p. 459).

6. A long Account respecting the halfpenny carriage in 1709.

7. Enquiry into miscarriages of four last years reign.

Account of Losses summed up.

1. Lost 73*l.* in being obliged to pay taxes wrongfully on estate of 600*l.* per an.

2. 1,000*l.* Count d'Aumont.

3. An undertaking that should have brought me in 1,000*l.* Half-penny post.

4. 800*l.* to bring same to perfection and in defending a suit against the Crown to keep my just right and property.

5. 600*l.* per an. by the *Sun Fire Office* upon account that I was obliged to part with that undertaking by the cross accident of my being cast in the Tryal before the Lord Chief Baron Ward.¹

Lord Chief Justice Baron Ward was the Judge in the Court of Exchequer. He was pleased to make a short encomium on my merits, but told the Jury they must bring a verdict for the Queen.

This may be said that by the loss of the cause I was brought into great Calamity, driven out of my dwelling house as it were a Bankrupt that had outrun his substance in riotous living. This instance or cross accident obliged me to sell my Undertaking of the *Sun Fire Office* on very low terms, that would were I now in possession of it bring me in 6 or 8 hundred pounds per annum.

Thus one loss instantly fell upon another and the effects of them are still visibly felt.

6. Lost eight years income from the profits of the two Undertakings above, equal 12,800*l.*

¹ Povey parted with the *Sun Fire Office* in May, 1709, and the Verdict against him in the Court of Exchequer *re* the Halfpenny Carriage was not until February, 17^{to}. Could Povey have first proceeded against the Crown as he seems to imply under No. 4?

7. Lost 1,000*l.* in striving to obtain the present British and Irish Parliaments by setting Copy of Inquiry at a low price, and then the Book was pirated.
8. Lost an estate of 100*l.* a year by late Act of Commissioners of Excise.

Total loss by Public Services 1,700*l.* per an.
and 15,673*l.* in money.

As to No. 8. The Government were pleased to take notice of me in a remarkable manner.

The Estate that was my dependence and last refuge is sacrificed after an inhuman manner, which is to compensate all my services from the first calling in of our great Deliverer King William III.

This reward was received 11 and 12 March, 17¹⁷₁₈, by virtue of the executions of the unheard of New Secret Extent Laws.

Then follows

A Thought upon the Fame of Ingratitude,
4 pages.

From Bellsize at Hampstead

in Middlesex

Octob. 20, 1718.

P.S.

All gentlemen and other persons that receive this treatise during the time the Parliament is sitting, they will be waited upon for their subscriptions. Copies were delivered to the High Officers of State 18 days before the Parliament met. The Author did that to prevent the piece being published and to preserve the honor and dignity of the Government, expecting to be relieved by the Ministry, but as it was not done this way is taken to collect in what has been suffered and lost by the SEVEN PERSECUTIONS of the ENGLISH INQUISITION.

BRITTAIN'S SCHEME
to make a
NEW COIN
of
GOLD and SILVER
to give in exchange for
Paper-Money
and
South Sea Stock.

To which is added
a PROPOSAL that will enable the Government
to take into the *Exchequer* all Contracts and
Mortgages that have Land Security engag'd

for Payment, and the Crown to lend out
Money to the Subject upon that Security at
Four *per cent.* Interest.

By Charles Povey, Gent.,
author of the Treatise, intit'led,
**An Inquiry into the Miscarriages of the Four Last
Years Reign.**

London

Printed for the Author; and sold by J. Roberts in
Warwick Lane, 1720.

(Price Sixpence, on Royal Paper One Shilling.)

Gardyne possessed a copy of this work, but we know not what became of it. The only copy we succeeded in tracing was in the Bicton Library, Bicton House, Devon.

It is bound up with others in *Pamphlets*, vol. 30, 8vo.

Through the kind assistance of the *Sun Fire Office* and its Agent at Exeter we succeeded in obtaining a sight of the volume, with permission to make an extract therefrom.

We had understood that there was something of Povey's personal history in the address prefaced to the work, and therefore we greatly desired to see what he had said of himself.

The following Introduction occupies nine and a half pages of the work—the book itself containing twenty-eight pages in all.

I have laid Schemes, and writ Treatises which have been of great service to my native country, but have been paid with black Ingratitude; my Character has been blasted by false calumnies, my Estate laid waste, my Goods seized upon, carried off and sold by the Officers of *Excise*, though several Affidavits were made February 19, 17¹³¹⁹ before Robert Holsford, Esq., one of the Masters in Chancery, that prov'd there was not one penny then owing to the Crown upon any account whatever.

As to the late Act of the Government's granting a Power (under the Great Seal) to the *Old Insurance*¹ and the *London Insurance*² to insure houses and goods in all parts of the Kingdom I must here take leave to declare, that I was the only person that first invented and set up the *Sun Fire Office*, for a General Insurance of *Houses and Goods* from *Loss and Damage by Fire* throughout *Great Britain*, which said Undertaking has been carried on for near twelve years, to the Relief of Multitudes of Families that have suffer'd by Fire.

This *Sun Fire Office* was (in its infancy) a great Charge to me, and to compensate

¹ This term can only apply to the *Royal Exchange*, but why used we cannot say. It is singular that writing in 1720, in which year the book was published, Povey should state that the two chartered Companies were empowered to insure Houses and Goods, when they did not obtain that power until 1721. (See p. 180).

² See *London Assurance*, Nov. 1720, p. 180.

my Time, Trouble, and Expence, an Annuity of Two Hundred Pounds per annum was settled upon me out of the Profits arising from that Undertaking ; so that I think it very grievous (after a Caveat was put in) that others should be authoris'd to Reap that very Harvest which I so long Plow'd and Sow'd for, and thereby deprive me of that Income which I always look'd upon as my Just Right and Inheritance. I can't but complain, because the *Insurance of movable Goods* was thought to be a thing Impracticable, and I was laught at only for attempting the Undertaking.

But this I am certain of, That it can never be the Interest of the People to relinquish their *Insurance* in the *Sun Fire Office* and take out *Policies* from other *New Offices*, that are founded upon a very slender bottom, as appears by the Low Ebb their Stocks are now come to. The *Sun Fire Office*, That is a Flourishing Company ; their Number of Policies deliver'd out exceeds Twenty Thousand.

One thing more I have to comfort myself with under my present disappointments. I live in an assured Expectation that my most Gracious Sovereign, and the Honorable Privy Council, will never let those Gentlemen suffer, that purchased my *Undertaking* called THE PUBLIC TREASURY;¹ That was fixed above Four Years ago but that (out of their goodness) they will Establish it.

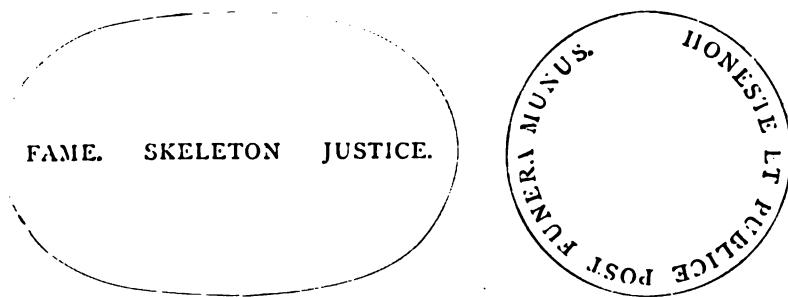
The said Undertaking being only to Lend Money to Wholesale Dealers, Shopkeepers, and others at common Interest; and to Merchants without any Interest at all, to pay the King's Customs for Goods Imported, the Treasury only taking some part of the Discount allowed by Acts of Parliament for Prompt Payment.

Here ends the Narrative of my own Affairs, now Begins the Subject propos'd in the Title page.

The full details of *Brittain's Scheme* are given in
Political State for 1720.

Vol. xx. p. 426-438. Brit. Mus., pp. 3,400.

The work was dated
From Bellsize, Hampstead,
November 16, 1720,
and on the last page



N.B.—All copies of this Scheme are false Editions that have not this Stamp printed upon them with the motto,

HONESTE ET PUBLICE POST FUNERA MUNUS.

¹ See "Schemes."

JUDGMENTS TO THE LATE KINGDOMS.

Gardyne admitted that a copy was on his bookshelf. We have been unable to trace one, nor do we know the date of its publication.

Whilst Gardyne entered the above in his list as stated, he wrote in another place,—

Through some mistake or other Povey's name has been handed down to us as the Author of a very popular Anti-Jacobite book, entitled,

Judgment of all Kingdoms, etc.

Our Author was not one who put his Candle under a Bushel, and would undoubtedly (*have*) claimed this if he had a right to it.

We know not whether there were really two books with nearly similar titles as here given, or whether those titles apply to one and the same work. If they refer to one work only it is singular that Gardyne, after the above remarks, should have inserted the work in the list of Povey's books which were on his bookshelves.

The
SECRET HISTORY
of the
SUN FIRE OFFICE
dedicated
to his Majesty's principal
Ministers of State
and
to the Governors, Directors and
Trustees of all the Companies
in Great Britain and Ireland
also
to the Guardians of Widows, Orphans,
etc.
1733.

The Librarian of the Bodleian Library at Oxford kindly furnished the writer with a list of Povey's works existing in that library, and we were much surprised to find one with the above title, never having heard of the existence of such a book.

The various points touched upon in the *Secret History* having been embodied in their proper places in Part II. it is unnecessary to give further particulars here.

Povey in a P.S. threatened to publish a second part of the *History*, but we very much doubt whether he ever carried his threat into execution. No such part has been found.

ENGLISH MEMORIAL

TO OBTAIN

RIGHT AND PROPERTY

as promised in His MAJESTY'S Speech from the Throne :

Humbly presented to the
King, Lords and CommonsFor the restoration of an Estate and Fortune taken away by
the Crown and Parliament contrary to the Laws of *Great Britain*.The loss and damage sustained by these Acts, amount to the sum of Fifty
Thousand Eight hundred Pounds, and Four Thousand Pounds *per annum* ;
Whereby the Proprietor was laid in Ruins, and the Government erected upon
the very Foundation of those Ruins, Structures that have raised above One
Million of Money *Sterling*, and now bring into the Revenue near Thirty
Thousand Pounds every year.

LONDON

printed for the AUTHOR in the Year MDCCXXXVII.

(Price Sixpence.)

For the same reason as is given under "The Secret History of the Sun
Fire Office," we do not here give further particulars of the *English
Memorial*.In the introduction to *Virgin in Eden*, Povey wrote :—

I may say never any Subject in my Station ever did greater service to the *Hanover*
Succession, nor encreased the Revenues of their Crown more than I have done, and at
the Expence, not only of my Thoughts and Writings, but my Fortune and even the
Hazard of my Life. I am sorry to say all Promises and Gratuity expired as soon as I
had performed their Work. Read my Sheets, intitled *The English Memorial* that I
presented to the King and Parliament in the year One Thousand Seven hundred and
thirty seven ; there you will find and see my wrongs and sufferings. It is there
proved beyond Denial that the Government have received from my Undertakings
only, above one Million of Money *Sterling*, and also encreased the Income of the
General Post Office near thirty thousand pound every year, this their gain laid me in
Ruins, till a Divine Providence sent me from an Unforeseen Quarter a plentiful For-
tune, to enable me to lend to the Poor, and bear the charges to my Sepulchre, the
Habitation of the Dead.

THE TORMENTS AFTER DEATH.

Title page of first edition.

1740.

*In the lower Regions
the infernal Spirits
tremble at the very
name of God that
created the World.*

Old
Coat of
Arms.

*The Atheist in the time
health laughs at the
records of sacred writ ;
At the hour of death
Conscience awakens,
the man trembles like
Felix.*

The
 TORMENTS after DEATH
 dedicated to the
 PROTESTANT, GREEK, AND ROMISH
 CHURCHES
 delivered in a CONFERENCE with a greater
 PROFICIENT in the School of *Atheism* than
 the late Earl of ROCHESTER.
 This *Leviathan* died in greater Agonies of Despair than
 FRANCIS SPIRA.

The reason he gave for his infidelity, he said, was the doctrine of the Clergy who teach their Audience what Hell is not and not what it really is.

To which are added

Articles to establish Relief for indigent Families, without Expence to the Donors; and those that will be at the charge of one Shilling and ninepence may have¹ a dinner to satisfy four score and four persons.

It is made appear that this Charity (within the Bills of Mortality only) may bring in the value of 2,000/. every week for the industrious poor.

AS ALSO

ARTICLES to establish in all Houses a SACRIFICE of CHARITY to be offered up to God every Sabbath day in the morning.

The money to be applied to cloath the naked, relieve the Sick, release Prisoners, and to lay in Coals or other fuel to comfort widows and orphans when the days are short and the Nights cold and tedious.

London

Printed for J. ROBERTS in *Warwick Lane* and sold by the
Booksellers
in Town and Country MDCCXL. price Sixpence.

N.B. Let the poor who desire to be relieved by these Charities either cry or offer this Treatise at People's Houses, and what Number they sell Threepence in the Shilling will be allowed. They may apply to the publisher, or to the Author, No. 3 in *Little Ailiffe² Street Goodman's Fields*.

This practice may tend to incite the Charity of the publick.

Then follows the Catalogue of what points I have wrote on and published (p. 504).

Second Part.

To the Courteous Reader.

Here are laid down exact Rules to Feed the Hungry, to cloath the Naked, to relieve the Sick, to release Prisoners, and to lay in coals or other fuel to comfort distressed Families, widows and orphans.

¹ Make, edition 1742.

² 1742 edition, called also *Ailiffe and Ayliffe*.

Part 3.

*The Heavenly Host
tune their Harps
at offering up
Sacrifices of Charity;
not one jarring
String is then heard
in all their Songs.*

Old
Coat of
Arms.

*Good Works stand
as beautiful
Monuments or
Statues of Brass
to perpetuate the
Donors names
to the last Period
of Ages;*

ARTICLES

to establish in every
Inhabited Island, Kingdom and State,
an offering up a
Weekly Sacrifice of Charity

The Money to be applied by the Donors to clothe the NAKED, relieve
the SICK, release PRISONERS, and to
lay in Coals or other Fuel, to comfort distressed Families, Widows and
Orphans in long and tedious Nights,
and in Days short and cold.

6 articles giving Scale of Contributions
according to Income.

In edition of 1742, the third part is followed by a short piece entitled,

WORKS OF MERCY

establish'd

by a General CONTRIBUTION

being an abstract of the work:

at the end of which piece is the following request,—

It is requested of such who shall purchase one or both of the said
Treatises

(*Torments after Death* and *Virgin in Eden*) that they will bind them
up with some of their other works printed in 8vo.

As a conclusion, here is added

The AUTHOR upon DEATH, taken from his
Manuscript wrote in Seventeen Hundred and Four.

There are two copies in the British Museum. 1740 and 1742.

also two copies in Bodleian Library of same dates.

The 4th, 5th, 6th and 7th editions were apparently all published in
one year.

The official copy is that of 7th edition, 1742.

We have given some extracts from *Torments after Death* under the
“Subject’s Representation.”

VIRGIN IN EDEN.

*Examples to convert,
or at least amend
in every Family,
either the Father,
the Mother, the
Son, or the Daughter.*

Old
Coat of
Arms.

*The Company and converse
the Pilgrims met with
at Abraham's House are
Emblems of what Angels
enjoy in the Regions beyond
the Grave.*

The
VIRGIN in EDEN,
or the
State of INNOCENCY,¹
delivered by way of Image and description,
presenting
A Nobleman, a Student, and Heiress on their pro-
gress from Sodom to Canaan.
With the PARABLE of the Shepherd, Zachariah,
and Mary, who dwelt in thatched Tenements, secluded
from noise and snares. Their holy living and dying.
To which are added,

PAMELA'S letters proved to be immodest Romances painted in Images of Virtue; Masquerades in disguise, that received Birth now Vice reigns in Triumph, and swells in Streams even to a Deluge.

In this Treatise are the Divine Sayings of Queen Mary and Carolina in publick Assemblies and select Companies. Taken from their own manuscripts.

The decree of GOD appoints these RECORDS to be kept in every House in every Kingdom and State, from one Generation to another till the great fall of nature.

Wrote by the author of the sheets entitled, "Torments after Death." That Copy of which such vast numbers were printed and sold, Four, Seven, and in some houses Twenty, to send into the Country and beyond the Seas.

The Sixth Edition.

LONDON, printed by J. ROBERTS in Warwick Lane, and sold by such as sell pamphlets and newspapers; and at the Author's House, No. 3 in Little Ailie Street Goodman's Fields. MDCCXLI.

Price 1s. 6d. in Marble Paper and 2s. 6d. bound in Calf's Leather.

The work seems to have run through six editions in the year 1741, as the first edition was published in that year.

In the second edition Povey's residence was described as 3, Little Ailiffe Street.

VIRGIN IN EDEN.

Picture of
Student and Felix
as frontispiece.

Old
Coat of
Arms.

¹ In *Torments after Death* called "Pilgrims' retreat from Sodom to Canaan."

Title cut short at "Their Holy Living and Dying."

5 Edition

1767

Printed for J. Brown at No. 22 Holyday Yard,
Creed Lane Ludgate Street and sold by all
Booksellers in Town and Country.

Another copy with full title

5 Edition, 1767

Same printer.

Different types, each 119 pages.

These we imagine were unauthorised reprints, copied from a 5th edition, without regard to the fact that a 6th edition had been printed 25 years before.

It is remarkable that an edition of the *Virgin in Eden* should have been published so many years after Povey's death.

Addition to copy, 5th edition, 1767, as well as 6th edition, 1741.

"Universal Charity imitates the Saviour of the world in all."

6th Edition.

At page 45.

*Indigent and
humble Christi-
ans are more ex-
cellent than
wealthy and
proud sinners.*

Old
Coat of
Arms.

*The peasant
that plows and
harrows in the
Fields, enjoys
more Peace than
Tyrants encircl'd
with diadems
and Sceptres.*

The PARABLE

*of the Shepherd, Joshua, and Mary,
who lived in thatched Tenements, secluded from
Noise and Snares; Their Sayings and Exemplary Lives.*

Numerous pieces are given with reference
to the statements in the title page.

The portion relating to the Speeches and Sayings of Queen Mary and Carolina is headed as follows :—

*The Islands mourn,
the King sits in
Silence, the Prin-
ces of the Blood
Sigh and Shed
Tears.*

Old
Coat of
Arms.

*The Female's Throne
is vacant: The
Wise, the Great,
the Good, the Just
and the Divine is
dead; She'll be no
more.*

Authentick SPEECHES
And Divine SAYINGS
of Queen MARY and CAROLINA
in Public Conversation, in Select Compa-
nies, and in their Private Retirements.

The Piece
Universal Charity imitates the Saviour
of the world
briefly recapitulates the Charity proposed in
Torments after Death,
and concludes the work ;
as a postscript to which he points out that " in
Maitland's History of London, in treating of the Author's
inventing the *Sun Fire Office*, the Printer by mistake
has inserted *John Povey* instead of *Charles.*"

From No. 3 in Little Ailie Street,
Goodman's-fields, Sabbath day
in the Morning, Nov. 1, 1741.

CHARLES POVEY, Gent.

A CATALOGUE of what points I have wrote on and published.¹

- The Orthodox faith.
- Instances of mortification.
- The sufferings of the primitive Christians.
- The penitent thief upon the Cross.
- The nature of humility.
- The duties of honour owing to God in his Sacraments, in his word, in his house, on the Sabbath day.
- The stress to be laid upon Ceremonies.
- Meditations on the Lord's Supper.
- The Sufferings of Jesus.
- The shortness of man's Life.
- The vanity of a mortal state.
- The scenes of mortality.
- A description of the Solemnity at the funeral of Mary the 2d, Queen of England.
- Divine Breathings at the near Approach of Death.
- Representations of the sharp pangs of Death.
- Reflections on human mortality.
- An allusion to the coronation of the unfortunate King James the 2nd.

¹ From *Torments after Death.*

- A parable of a voluptuous Epicure.
The advice of a dying Man to his Friend.
A relation of a certain Doctor at Paris, whose Corpse rose up three several times on the Bier, and cry'd out with a dreadful voice that he was damn'd.
A parable relating to the Fall of Adam.
An Account of the Author's sickness May 3, 1696.
The last dying words of a converted Gentleman.
Remarks on the Lives of the Clergy in the Romish Church.
The original of Bishops and other Church Elders.
An Abstract of the Lives and Deaths of the ancient Fathers.
The Lives of the Apostles.
The folly of intemperance and drinking.
The Pleasures of a Country Life.
A structure of plays and dancing Schools.
A persuasive to moderation among Protestants.
A parable of a retired Life in a Country Seat.
A description of the variety of plants and flowers.
Reflections on the mortality of Princes.
Arguments to prove the Resurrection.
The advantage of a mortified State.
A description of the last Agonies of a human body at the point of death.
The Countryman's advice to his Wife and Children at his last Farewell—his dying Speech.
The advantages of Solitude confirm'd by several passages of Scripture.
A descant upon Commotions and disorders in the reign of King James the Second.
The dying Clergyman's meditations and last address to the Collegers.
The uncertainty of a mortal state.
A descant on the various Solemnities of Funerals.
The Author's opinion in respect to the final Resurrection.
The character of a genuine Son of Christ's Church militant here on earth.
The Qualifications required to attain Salvation.
That moderation and a universal Charity are peculiar Badges of a true Christian.
That the diversities of opinion relating to Church Discipline is no cause for the breach of mutual Charity amongst Christians.
A persuasive to Love and Unity.

The impossibility to avoid the impartial Stroke of Death.
 Pious Resolves on the Consideration of Mortality.
 Advice for Unity and Concord among Christians of all persuasions.
 Holy Thoughts of God made man.
 The Visions of Sir Heister Ryley.
 An inquiry into the last four years reign of Queen Anne.
 The English Memorial presented to the King, Lords and Commons
 in the year 1737.

A CATALOGUE of what points the Author hath wrote upon and publish'd,
 not yet recited in his Treatises.¹

An Enquiry into the nature, situation, motion etc., of the heavenly bodies. Arguments to prove that the immense Bodies in the Firmament were not made for the use of man only.
 A Dispute in order to shew which Sex is most guilty of Incontinency.
 A philosophical discourse touching the Origination of things.
 The opinions of ancient philosophers about the substance and nature of the Sun.
 A discourse of Heirs to Estates falling out about Trifles, and going to Law.
 The Composition of licentious Authors justly censur'd.
 The supercilious Humours of mean Persons advanced to high Stations.
 A letter from a Lady, wherein she is very importunate to be satisfy'd of the most effectual means for raising her Fortune; with the Author's Answer.
 A vision representing the Acts of oppression with those of Justice.
 A letter from a Gentleman to the Author relating to a famous picture.
 The character of a sordid, ambitious Wretch.
 A dissuasive from marriage; with an answer thereto.
 A discourse touching the Invention of new Words.
 The Poverty of Languages whence occasioned.
 Reflections on the Capricious Humours of Fortune.
 An Epistle in which the dismal Effects of Malice are laid down in very pathetical terms.
 An enquiry into the Substance and Nature of the Soul. The opinions of the *Platonists* as to that particular.
 A discourse of humility and vanity, their different ends.

¹ From *Virgin in Eden*.

-
- An Essay touching the original and production of Thoughts.
A question proposed, whether the custom of saluting women upon Visits be conformable to the Laws of Chastity. The opinions of *Socrates* and *Seneca* as to that matter. Archbishop *Usher's* Judgment of the case. Advice to Virgins on this point.
The unhappy fate of *Octavia*, wife of *Nero*.
The Distinction between *Visjovis* and *Disjovis* clearly explained from *Aulus Gellius*.
The character of a Gentlewoman remarkable for her Wit, Learning and Prudence.
An Account of a Gentleman that was so affected by the Occasion of his Wife's Sickness, that he dy'd with grief when he heard of her Death.
Our present Divisions compar'd to the Quarrels between Soul and Body.
The Author's Conference with an Actor touching the Licentiousness of most plays.
A discourse of *Monima*, wife of King *Mithridates*. The Evil of Expensive Entertainments.
The story of *Giotto*, the famous *Italian* painter.
A dispute, whether any modern Authors can be compared with *Homer* and *Virgil*, *Demosthenes* and *Cicero*, *Aristophanes*, *Terence*, *Sophocles* and *Euripides*.
An Exhortation to the fair Sex to apply themselves to noble Adventures.
A discourse of Wit, Merit and Character.
Reflections upon the Royal Society.
Emblems of Prosperity and Adversity.
The Author's Discourse with a Man upon Liberality.
An Essay upon the lasting Perfections of the Mind, and the fading Flowers of Beauty.
A Dissertation concerning the Excesses most men run into in these times.
A Discourse of Good-breeding and a liberal Education.
A Discourse how far, and to what Age, Men ought to make their Studies known to the World.
The Employment of the Thoughts on the Works of Nature.
Reflections on Parents for not keeping a strict Discipline in their Families.
-

We met with the following remarks in *Political State of Great Britain*, vol. xx. p. 429. (1720.)

Povey looks back with great satisfaction that he always pleaded against the South Sea Project, and thereupon brings an Abstract of what was said in the House of Lords when the South Sea Bill was moved to be committed to a Committee of the whole House. But I think in common justice Mr. Povey should have acquainted the world that he took that Abstract out of my *Political State of Great Britain* for April last, where the same was published, unless he had it from the *Whitehall Evening Post*, which lately reprinted the same verbatim.

These remarks apply, we presume, to one of Povey's numerous pieces.

CHAPTER IV.

POVEY. SCHEMER AND PROJECTOR.

WE have succeeded in tracing the following schemes and projects as the offspring of Povey's brain ; but it is not impossible that others might be brought to light if we had a fuller knowledge of his career. We have arranged them to the best of our ability in chronological order.

We have seen the two following Societies ascribed to Povey, but we do not attach much credit to the statement, as he did not, we believe, give his attention to Insurance until a few years later.

In 1699 there was set up

Society of Assurances for Widows and Orphans (Life and Annuities), the first Life Office. Discontinued 1711.

In 1700 a Second Society for same object, discontinued at same time.

1. Probably Povey's earliest scheme was that relating to the poor, contained in his Treatise on the *Unhappiness of England as to its Trade* (1701), in which work he gives "a lively representation of the Miseries of the Poor."

Part I. Article viii. contained proposals humbly offered for Employing the Poor.

In his Will he describes the work as "The treatise of Trade and employing the Poor."

Povey proposed to found four *Hospitals of Industry* for the support of all sorts of poor people whatsoever that cannot maintain themselves.

1. To purchase and fit up an unfinished House near *Golden Square* in *St. James'* parish to bear the name of *The King's Hospital of Industry*.
2. To erect a house near *Hogsdon Square* to be called *The Queen's Hospital of Industry*.

3. To take and fit up an unfinished House in *Wellclose Square* to be called the *Royal House of Industry*.

4. To build a house in or near *St. George's Fields* in *Southwark* to be known by the name of the *Parliament's House of Industry*.

Each hospital to hold 1,500 men, women and children with convenience for all sorts of work.

Four Buildings at 5,500*l.* each, and Stock to carry on Undertaking 7,000*l.* for each house.

Total sum required 50,000*l.* to be obtained by a Brief.

A coal duty of 1*s.* 6*d.* per chaldron exists for rebuilding *St. Paul's*. Stay that work for a year, and apply the proceeds (25,000*l.*) to this scheme..

Brief and coal dues being insufficient Povey proposed to have recourse to a Publick Treasury or Overcess, to be raised from the Inhabitants. He also suggested Land Tax, House Tax, Tax on Stocks, Poll Tax, Floor Tax, Hearth Tax, Tax on Hats and Periwigs, all within bounds of Bills of Mortality.

Povey then enters into a long statement how the poor in these houses were to be employed, and the scheme to be self-supporting.

2. His second scheme was doubtless the "Traders Exchange House," *Hatton Garden*, of which we have no exact information, but presume it was intended as a place for persons to resort to who had goods to buy or sell, or property to let or dispose of; and that his idea was to add thereto a kind of Commercial News Room.

In the heading to *General Remark*, No. 213 (1707), he alludes to Business transacted at the House, out of the profits of which an allowance was to be made towards the support of his proposed College. Povey it will be seen, by the College scheme, estimated the subscriptions to the Exchange House at 2,000*l.* per annum. He might be said to have constituted himself a Business Agent. The House was started between 1702 and 1705. We have no knowledge when Povey ceased to occupy it, though probably about 1710.

3. As per *General Remark*, No. 213 (1707), our boys (newsboys) are cloathed, kept to school, allowed 2*s.* 6*d.* a week each, and at 2 years' end Five pounds a piece given to put them out apprentices to Trade, and 20 others taken in their room.

We have no information when this scheme was started, but taking the headings of the *General Remark* as our guide, it was some time between 1705 and 1707.

4. We must supplement the above with the intended provision for the poor boys who were to cry and sell the *Remark*, to receive one far-

thing for every paper sold, and to be taught reading, writing and arithmetic gratis, according to the advertisement in *General Remark*, No. 218 (p. 478).

We are inclined to think that both of these arrangements ceased at the end of July, 1707, as the wording under the newsboy was discontinued with No. 223 of the *General Remark*, 30th July.

5. *The Proprietors of the TRADERS' EXCHANGE HOUSE OFFICE for Lives.*

1707 is the year which we find stated as that wherein Povey set this Office on foot, but as we shall show, we have reason to think that it was erected in 1706. We place it before the College Scheme, as it was to make a quarterly contribution of 50*l.* towards the erection of that building. (See "College Scheme," p. 516.)

The Society was for 4,000 Members, reputed healthy persons, between 6 and 55 years of age. Every Subscriber to pay 2*s.* 6*d.* per Quarter besides the writings, and never more; for which premium Subscribers have 300*l.* equally distributed to the Nominees or the Heirs, Executors, etc., of the Assured persons dying within the Quarter, and one half-penny from the clear profits out of every one of the *printed papers sold by the Office* (i.e. the *General Remark*.)

We learn the following particulars from an Examination of those Numbers of the *General Remark* which are to be found in the British Museum.

Remark, 215. 9-11 July, 1707.

An Account of the names and places of abode of those persons that were Subscribers to Mr. Povey's proposals of Assurance and who departed this mortal Life since Lady-day last past, as also the names and places of abode of those who received their Claims at the Traders Exchange House on Tuesday 8 inst. July on account of the deaths of the said deceased Subscribers.

Tabitha Thompson, Widow of Henry Thompson late of Watling Street Distiller.

Dr. William Cocke of Hatton Gar-	} on death of	William Archer, corner of Fetter den
		Lane, Fleet Street.
Catherine Delmas, Wife of Peter Delmas of the parish of Digs-	"	Richard Mickly of the parish of Lilly, Herts, Taylor.
well, Herts.		
John Brightland, Queens Arms Tavern, Southwark ¹	"	Martin Pinkar, Arundell Street, St. Clements Danes.
Thomas Horton, Grub Street, Indico maker	"	Samuel Ward of Grub Street, Turner.
Richard Prout, Charles Court, Strand, Staymaker	"	Elizabeth Rouse, same place.

¹ He was a Trustee of this Office, and became a Director of *Exchange House Fire Office*, and an Acting Member of *Company of London Insurers*.

John Browne, Abchurch Lane,	on death of	William Smith late Registrar of Mayors Court.
Scrivener		
Henry Hicks, son of Richard Hicks, Saracens Head, Bishopsgate	"	Gervase Templer of Leicester.
without, Apothecary		
Peter Delewar of Digsowell, Herts. (called above Delmas.)	"	Jacob Leveque of Hatfield.
James Innocent, Hatton Wall, Turner	"	Elizabeth his Wife.
Richard Heyrick over against Charles Court, Strand, Patten maker	"	Robert Hewitt, over against Globe Tavern, Strand.
Hannah Tyler, Queens Head, Hol- born Bridge	"	John Sands, Fleet Ditch, Brazier.
John Page, Hungersford Market, Barber	"	Mary his Wife.
Elizabeth Prout, Newteners Lane,	"	Mary Jones, Widow, over against Royal Oak, Newteners Lane.
St. Giles-in-fields		
Sarah, wife of John Hammersley, Barber, St. Martins-le-Grand	"	Richard Hall, Wood Street, Cheapside, Bodice Seller.
Jane Diston, Sheffield, Widow	"	Margaret Ferth, daughter of Anthony Ferth, Sheffield, Cutler
Mary Craford	"	Charles her husband, Clements Lane, Clements Danes, Up- holsterer.
Henry Clarke, Clements Lane, Lom- bard Street, Packer	"	William Willington, Puddle Dock.
Cave Wiseman, Black Horse, Fleet Street, parish of St. Bridget, Haberdasher of Hats	"	Robert Lidgard, Ludgate Hill, Tinman.
John Parker, Germain Street, St. James', Tallow.Chandler	"	Catherine Owen, same place.
Jane, wife of Richard Spear, New round Court, Strand, Taylor	"	Richard Blathon, Monmouth Street, St. Giles, Taylor.
William Eipe, Fountain Court, Strand	"	Thomas Pickering, St. James' Mar- ket, Westminster, Grocer.
Henry Courthope, Bedford Buildings, Bedford Row	"	Gabriel Collins, Temple Gate, Fleet Street.
Joseph Andrews, James Street, Covent Garden	"	William Berry, James Street.
Allen Corr, Germain Street, Tallow Chandler	"	John Paty, Broad Street, St. Giles, Cordwainer.
Peter Cazulet, Angel Court, Throg- morton Street, Merchant	"	David Faure, Throgmorton Street, Merchant.
John Graves, Confectioner, Tooley Street	"	Richard Ellis, Barnaby Place, St. Olaves, Feltmaker.
Edward Poulter, Tokenhouse Yard	"	William Gorly, Clare Market, Taylor.
Caleb son of Caleb Hughes, Fen- church Street, Poulterer	"	Ann, wife of Humphry Borroughs, Brick Lane, Spital Fields, Weaver.
Capt. Thomas Warner, Stepney Causeway, St. Dunstans, Step- ney, County Middlesex	"	William Clay, West end of St. Paul's Church Yard, London Upholsterer.

Daniel Davis, Shoe Lane, St. Brides, London, Cook	on death of	Calib Davis, in Ax and bottle Yard in the parish of St Saviour, Southwark, Surry, Butcher.
John Mondehare, St. James' Square, St. James', Westminster, Vintner	"	Mrs. Joan Lewis in Wood Street, near Golden Square, St. Anns, Westminster, Milliner.
Mrs. C. S., Chelsea, Midx.	"	Francis Webb, Queens Head, St. James Street, St. James, Westminster, Victualler.
George Ridge, Hosier at the Sign of the Woolpack, near the Leg Tavern in Fleet Street	"	Philip Briscoe, St. Dunstans Court, Fleet Street.
Elizabeth Russell, King Street, near Guildhall, London	"	Jane Miller, wife of John Miller, Aldermanbury, London.

The whole Money in Stock divided this last Midsummer Quarter among the aforesaid Claimants was 309*l.* 4*s.*—there being only 3 per cent. abated for incidental Charges as is mentioned in the proposals.

Note. Some time ago Mr. Povey declared in this paper that there would be 360*l.* to be divided this Quarter among the Claimants. He knowing then not otherwise but that it would be so, because there was an Order in the Book at the Office made by the Trustees that the Moneys mentioned in the Proposals to be set apart for the Building the Traders Exchange House College should be divided among the Claimants till 4000 had subscribed, which order they have now repealed, and laid 50*l.* in the Bank of England towards the Building of the said Traders Exchange House College, which is nothing but what ought to be done, and is according to the express words of the Articles.

The reason there happened so little money to arise from the Sale of this paper the last Quarter was the many abuses and cheats put upon the Office in relation to Tickets as hath been already published to the World, nay the Impositions were grown to that height at last that out of 2 or 3000 papers that have been printed off at an impression not above 5 or 6*s.* in money has been taken in a day by all the 20 boys, but instead of Money they brought in either real or Counterfeit Tickets, which now it is hoped most of those frauds are prevented by the men employed by Mr. Povey in delivering this paper at the Subscribers' Houses, and even already those boys who formerly used to take but two pence or three pence a day and even some of them nothing, now take one shilling, one shilling and sixpence, two shillings, and two shillings and sixpence a day, and we have reason to believe that before Christmas day next each boy will take four shillings or five shillings a day, which will considerably augment the Claims.

And as for there happening so many Claimants this last Quarter tis not at all to be strangled at considering how many impositions were put upon the Office in its infancy by peoples subscribing upon the lives of unhealthy persons, and upon such too that was morally impossible that they could live to a twelvemonths end. Which impositions could by no means be prevented by the Office, so that Mr. Povey expects it will be 6 or 9 months more before his Office will be thoroughly purged of such unhealthy lives. But for the future care shall be taken that none shall be permitted to subscribe but such who can give a reasonable account of the health of the person whose life they intend to subscribe upon. And if any ask the reason why the Trustees paid such persons their Claims that so subscribed upon unhealthy Lives the answer is this—that they thought it convenient so to do because they had lived above 3 months and the Claimants swore or somebody for them that they were in a tolerable state of health at the time of their Subscribing.

Subscribers could put Amounts on Lives without the nominees knowing anything about it. Such gambling transactions finally led to the passing of the *Act 14 Geo. III. c. 48, for regulating Insurances upon Lives, and for prohibiting all such Insurances except in cases where the Persons Insuring shall have an Interest in the Life or Death of the Persons Insured.*

After such a statement as above, it is not surprising that the *Traders' Exchange House* Office soon succumbed. The date of its death is supposed to have been 1710.

Remark, No. 228. 8-11 August, 1707.

At a General Meeting of the Trustees for the Proprietors to Mr. Povey's proposals of Assurance held at the Traders Exchange House on Wednesday 6 inst. August, the following Advertisement was ordered by them to be printed and published three several times in this paper.

Whereas 13 Trustees of known probity living within the Bills of Mortality are to be chosen every year by the greater part of the Subscribers, we the present Trustees do hereby give notice to all the Subscribers to Mr. Povey's proposals of Assurance that within 14 days from the date thereof they send in writing or otherwise to the Traders Exchange House as many persons names as they think fit not exceeding 13 in number that are subscribers and live within the Bills of Mortality whom they desire to be Trustees for the year ensuing, and subscribe their names and places of abode to the said Paper, and the said present Trustees will upon Friday 22 inst. meet to examine all the said names so given in and decide who has the majority for to be the 13 Trustees as aforesaid.

Note. Any of the Subscribers who knows not any that are qualify'd for Trustees may have the liberty if desired of looking into the Books of Subscriptions and there see the names and place of abode of such who are duly qualify'd to be Trustees.

Remark, No. 235. 25-27 August, 1707.

Trustees chosen—

John Pery, ¹	Hatton Garden.
James Comber, ²	Newington Butts.
Joshua Palmer, M.D.,	Devonshire Square.
Rev. Henry Shute,	Bartlett's Buildings.
Samuel Palmer,	Gravel Lane, Southwark.
Isaac Mauduit,	St. Mary Magdalen, Bermondsey.
John Stanton,	Bridgefoot, Southwark.
Daniel Powle,	Gravel Lane, Southwark.
Edward Barsham,	Ratcliff Cross.
John Brightland, ³	Borough of Southwark.

¹ He had been one of the Insurers of the *Fire alias Phoenix Office*.

² He became a Governor of *Exchange House Fire Office*, and an Acting Member of the *Company of London Insurers*.

³ He became one of the Directors of *Exchange House Fire Office*, and an Acting Member of the *Company of London Insurers*.

Miles Harper, ¹	St. James' Market.
John Watts,	St. James' Market.
Arthur Virgin,	St. James', Westminster.

Remark, No. 242. 12 Sept., 1707.

General Meeting of Trustees for Proprietors to Povcy's
Proposals of Assurance.

10 Sept.

(Abbreviated Report.)

The Trustees have power to alter Rules, therefore no Subscribers to have the *Remark* gratis who are no Housekeepers nor living in London, Westminster and Southwark.

If many Policies only one *Remark*.—Paper only to be delivered gratis when Quarteridge paid.

Mr. Povey hopes by said Order that Claims will in a short time be much advanced by sale of the Paper, since particular care will be taken after Michaelmas that no paper be delivered gratis but at the very house of the Subscriber who pays the Quarteridge, or who rents it, or is the actual Landlord.

If the parties are not housekeepers nor resident in London, Westminster or Southwark, or are not the Subscribers named in the Policy, the paper will be discontinued.

Remark, No. 247. 22-24 Sept., 1707.

Subscribers to the *first* proposals by the 8th Article to bring or send their Quarterly payment and Number of Policy within seven days after Every Quarter Day to Traders Exchange House.

Dividends to Claimants of deceased Subscribers to be paid 11 October, there being several of Subscribers deceased who have lived full three months after the time of subscribing.

Claimants to bring Certificate of Magistrate that Subscriber was dead, and had lived full three months after subscribing.

No Quarteridges to be paid to men or boys who deliver or sell the Paper.

A careful consideration of these statements induces us to believe that the Office was established prior to 1707, and that the Distribution in July was not the first.

The expression, "Impositions put upon the Office in its infancy," seems to refer to a longer period of time than 3 to 6 months, and as the Election of Trustees for the ensuing year took place in August, 1707, it is most probable that the first set of Trustees were in office for 12 months, and were therefore appointed in August, 1706.

Moreover, the Advertisement in *Remark*, No. 215, states that the deceased persons mentioned therein had died since "Lady-day last past," and they must have been subscribers and lived above 3 months, or no claims would have been admitted in respect of them. Therefore some must have subscribed in 1706.

¹ He became a Director of *Exchange House* Fire Office.

The original proposals of the Office have not been discovered.

6. Remark, No. 218. 16–18 July, 1707.

The Subscriptions to Mr. Povey's *Second Proposals or Fund of Assurance* fills apace.

Therefore any who are disposed to be concerned therein are hereby desired to come to the Traders Exchange House forthwith, and enter their names for as many lives as they intend to subscribe upon.

There being in that Society 450*l.* to be divided every Quarter upon the Claimants of the deceased Subscribers.

Note. Proposals at large of the Undertaking may be had gratis at the Office.

Remark, No. 440. 22–24 Dec., 1708.

Special Notice at the end of Povey's Salvage Corps Scheme.

In the Insurance of Lives there has happened several deaths, and the Claims will be paid to the nominees of the deceased Subscribers on Tuesday 6 January following.

Note. At Lady day next the Claims in the Insurance upon Lives will be double to what they were at Michaelmas last; the Undertaking so much improves since the publication of Mr. Povey's proposals for Insuring Goods from Loss by Fire.

Whether this applies to the Subscribers to the first or second proposals, or to both, is not stated—probably to both.

7. COLLEGE.

Out of the Incomes of Advertisements inserted in the *General Remark* and other Business done at the Traders Exchange House, 100 decayed Men and Women are to be allowed 10*l.* per annum each and a room to live in rent free in such a College as is represented in the *Remark* (No. 213, July, 1707).

From the *Trader's Exchange House* Office for Lives, 50*l.* per Quarter was to be disbursed for 5 years, to erect the Traders Exchange House College.

After 5 years 100 decayed Subscribers were to be admitted to the College, 50 of the most necessitous of whom were to have 10*l.* per annum.

After another 5 years the 100 were always each to have 10*l.* per annum for life.

At Povey's death the profits of the *Trader's Exchange House*, and 2,000*l.* per annum, payable by Subscribers to the said house, were to be converted to the use of the whole body of Subscribers generally.

We have no clue to the date when the scheme was started, or where the College was to be erected.

We suspect that the whole scheme speedily fell to the ground. In fact, it was ceased to be noticed in the heading of the *General Remark* after No. 223, at the end of July, 1707, though the picture of the College remained. We have not found any other traces of it.

The next schemes which Povey projected were :—

8. The *Exchange House* Fire Office for Goods, within the Bills of Mortality,

called also the *Sun Fire Office*.

Projected in 1706 or 1707.

Set up and business commenced in 1708.

9. Salvage Corps scheme in connection with the above,
published December, 1708.

10. The *Exchange House* Fire Office for 100 Cities and Towns in Great Britain and Ireland.

11. The *Company of London Insurers*.

These have been treated of in Part II, and therefore there is no occasion to make any further remarks respecting them.

12. HALFPENNY CARRIAGE.

1708 is named by Ashton in his "Social Life in the Reign of Queen Anne" as the year in which Povey established a foot-post, carrying letters in the London District only for one halfpenny.

Povey himself, however, in the *English Memorial*, puts the date as 1709. We give an abstract of his statement.

The Crown took away an Income of 500*l.* per annum, whereby he was laid in ruins. Parliament erected upon those ruins a structure bringing in to the Crown a Revenue of near 30,000*l.* per annum. In 1709 he invented and at great expence set up the Halfpenny Carriage to convey Letters and small parcels of goods any where within the main Pile of Buildings of London, Westminster, and Southwark, but no farther ; an invention of great use to the Publick, especially to the Trading and middling sort of People. The former charge was One Penny, and people had to go into the cold and wet to the Receivers Houses. His plan was a Charge of One halfpenny, and messengers to collect in Streets, etc., every hour, ringing a bell. Before the Office opened, men learned in the Law were consulted—Pratt and Dodd, who were afterwards Judges—their opinion was that there was no Act of Parliament or Statute then in being to restrain any subject from taking in or delivering out Letters within the Bills of Mortality. The Office opened, and when the Business increased the Crown laid Claim to the Undertaking and the Court Politicians very artfully deprived him of his newly purchased Estate which was his whole dependence.

In *Gazette*, 29 Nov.—1 Dec., 1709, and again 3 Dec., was the following announcement :—

Whereas Charles Povey and divers Traders and Shopkeepers in and about the Cities of London and Westminster, the Borough of Southwark and parts adjacent, and several persons ringing Bells about the Streets of said Cities and Borough have set up, employed and for some time continued a foot post by collecting and delivering Letters within the said Cities and Borough and parts adjacent for hire under the name of the Halfpenny Carriage, contrary to the known Laws of this Kingdom to the great prejudice of Her Majesty's Revenues from the Post. Her Majesty's Postmaster General has directed an Information in Her Majesty's Court of Exchequer to

be exhibited against Charles Povey, Shopkeepers and Ringers, for recovering against every of them of 100*l.* for setting up and for every week's continuance, also 5*l.* for every Offence in collecting and delivering for hire as aforesaid, contrary to Statute for Erecting and Establishment of a Post Office.

Povey first alleged that his plan produced him 10*l.* per week, one with another, after payment of expences ; then that it was thought that in one twelve months' time the undertaking would not bring in less than 1,000*l.* a year clear gain ; afterwards that his proposals were as good as 1,500*l.* per annum ; and he ultimately claimed 13,000*l.* for 26 years arrears due.

After the above notice in the *Gazette*, which was deemed to be a warning to the public not to make use of Povey's scheme (unless indeed there was some other warning not traced by us), negotiations seem to have taken place in January, 1709, and on certain promises, as Povey alleged, he submitted to Government, and laid down his undertaking. Nevertheless, on 8th February in that year, the Postmaster General proceeded to trial, and obtained a verdict for the Crown.

Ashton says : How long Povey kept up his foot-post does not seem clear. The Post Office Authorities stopped him, but there is an Advertisement referring to it in the *Daily Courant* of July 4th, 1710. "Whereas a person in some distress sent a Letter by the Halfpenny Carriage on Monday night last, etc., " which seems to prove that it was still in existence.

We have failed to trace the advertisement referred to. Possibly Ashton has quoted a wrong date.

There is a long statement respecting this scheme in the *English Inquisition.*

13. 1709. Before the Halfpenny Carriage was declared to be illegal, Povey had it in contemplation to set up another Postal project.

As has been already explained, he projected

A scheme for setting up of Offices of Insurances from Loss by Fire in 100 Cities or Towns in Great Britain and Ireland, otherwise the *Exchange House* Fire Offices in the Country.

When, early in 1709, he negotiated for the transfer of that project to the *Company of London Insurers*, the meeting of 26 May, after agreeing to unite the stocks of the London and Country schemes,

"Ordered that a Case be drawn up to lay before Council learned in the law, to have their opinion "

Not, as we might have supposed, on the amalgamation,
but

"Whether the Scheme for the Carriage of small parcels of goods into

the Country comes within the tenor of the Act of Parliament for maintaining the General Post."

Two of the acting members of the *Company of London Insurers* were appointed to draw up the case, and three eminent Council were nominated.

Povey, in *Memorial*, stated that he did not admit the twenty-four gentlemen to be part sharers in the profits of the Halfpenny Carriage, that was a certain income (implying that the Fire Business was not so). Here he is associating the twenty-four with himself. The terms of the Order show that the scheme was a different one, and we are of opinion that the object in view was to establish some cheap method of sending Forms, Policies, and papers to the "100 Offices."

As no such Offices were set up for a few years, and in the meantime Povey had lost the verdict respecting the Halfpenny Carriage, we presume that the whole scheme fell to the ground.

There is no record of any Counsel's opinion on the subject, nor of any further proceedings in relation thereto.

After more than a century and a half, Povey's scheme for a Parcel Post became a Fact. Established in August, 1883, no fewer than 324,000,000 parcels (= 380,000 tons) passed through the Post Office in different parts of the United Kingdom during the nine years to July, 1892, whilst in the last of those years alone the number reached a total of 51,000,000.

14. 1709. UNION SOCIETY.

There were to be 4,000 Subscribers at 2*s.* 6*d.* per quarter, and 2*s.* 6*d.* for the policy. 400*%* per quarter was to be divided equally to the Executors, Administrators, or Nominees of deceased members dying within the quarter. Every subscriber may have one of the Papers they publish once or twice a week gratis, and 100*%* a year was to be applied to cloathing, schooling, and apprenticing poor Subscribers' children.

Supposed to have been discontinued in 1711.

This has been ascribed to Povey, but we think without reason. He was at that time engaged with several of the preceding schemes, and could have had little time to project another Office.

Moreover, we do not think he would have undertaken the publication of a second Paper whilst the *General Remark* existed.

15. 1716. The PUBLICK TREASURY.

Walford (*Cyclo.*, i. 114, 120) does not seem to have been aware that this was one of Povey's schemes, nor should we have become acquainted with the fact but for the concluding remarks in Povey's address in *Britain's Scheme* (1720).

He there says :—

One thing more I have to comfort myself with under my present disappointments. I live in an assured Expectation that my most Gracious Sovereign, and the Honourable Privy Council, will never let those Gentlemen suffer, that purchased my *Undertaking* called THE PUBLICK TREASURY. That was fixed above Four Years ago; but that (out of their great goodness) they will Establish it.

The said Undertaking being only to lend money to Wholesale Dealers, Shopkeepers, and others at Common Interest; and to Merchants without any Interest at all, to pay the King's Customs for Goods Imported, the Treasury only taking some part of the Discount allowed by Acts of Parliament for prompt payment.

Walsford says :—

In 1716 articles were published and books laid open in King Street, Cheapside, and at St. Paul's Coffee House, to take in Subscriptions to establish a *Publick Treasury to grant Annuities for life*, and to lend money upon any real Security to Wholesale Dealers, Shopkeepers, and others; as also to pay the King's Customs for Merchants for Goods imported; without interest, "the Treasury only taking the Discount for prompt payment as allowed by Acts of Parliament." Some Capital was subscribed, but the matter remained very much in abeyance until 1720.

There can be no doubt that these were the same scheme.

Under date of 1720 Walsford wrote :—

We hear no more of the *Publick Treasury* until after the passing of the Bubble Act, when the Co-partners issued the following Advertisement :—

Now whereas, in the Year 1716, a sum of money was subscribed and paid in, and writings drawn up and duly executed by and between several of the Parties concern'd. This is to give notice that the Author of the said Articles and others who advanced their share of money then subscribed to the said Undertaking, have met together, and agreed to divide their own original shares into 50,000 shares, and settle them at 100*l.* each share; and they will now sell some part of those shares at 10*s.* each share, the persons purchasing to be liable to the Conditions of the original Articles; 2*s.* 6*d.* of the said 10*s.* to be paid down upon the delivery of titles of those shares, and the remaining 17*s.* 6*d.* (qy. 7*s.* 6*d.*?) as soon as a General Committee is chosen to call in the first payment, according to the tenor of the original Articles. The titles to the said shares will begin to be delivered out this day at St. Paul's Coffee House at 9 o'Clock, at which time the original Articles (reprinted verbatim) may be had, which said book is sold at 6*d.*

They are now reprinted to show the world that the late Act of Parliament to put down the new projects, does not in anywise relate to suppress this Undertaking, it having been fix'd long before the Year 1718, the time limited in the said Act. Neither is there any new Subscription taken in, only persons are admitted to purchase part of the first proprietors' original Interest or Shares in the said undertaking, which is agreeable to the present statutes of the realm. Therefore a house will be taken for the treasury, and business enter'd upon with Expedition.

The fate of this project is unknown.

16. 1717. FACTORY AND TOLSEY. (See *Subject's Representation.*)

Established for Weavers; each to have a number, printed by Jenour.

The Factory to be that part of the great house (Bellsizé) then unlet. No rates or taxes, but the parties to pay 4*d.* in the pound on sales.

4s. 2d. in the pound out of sales to go to Rent of Factory.

A perpetual Bank or Fund was to be formed out of the Poundage, by setting apart one half as stock for the Tolsey,
one half as stock for a Pay Chamber,
the latter fund to be to pay
for damage by accidents,

and for lending to Weavers just out of their apprenticeship.

The Tolsey was to be a sort of warehouse for sale of the Weaver's goods.

The probability is that the scheme never arrived at maturity.

17. 1720. BRITTAIN'S SCHEME to make a new coin.

Povey proposed to melt down the money in the Exchequer and in the hands of South Sea Company, and to make a new coin to be called the Royal Coin.

New coin to be one-fifth or one-tenth the weight of standard coins.

Silver coins to be for sums 2s. 6d. to 2l. 10s.

Gold " " 3l. to 10l.

The coins to be thin and broad, and the value of each to be stamped on it.

A coarse alloy to be used for 6d. and 1s.

(See *Political State*, xx., 426–438).

Sir William Pelly, in his *Treatise of Taxes and Contributions*, 3rd edition, 1685, had a chapter (xiv.) "of raising, depressing, and embasing of money." Could there have been anything therein to furnish Povey with hints for his *Brittain's Scheme*?

18. FIRE ANNIHILATOR COMPANY.

This scheme is described in connection with Povey's supposed invention of a Fire Annihilator (p. 524), and it is unnecessary to enter upon further details in this place.

19. CHARITABLE PROJECTS.

Torments after Death. 1740.

The work contains exact rules to feed the hungry, cloath the naked, relieve the sick, release prisoners, and to lay in coals or other fuel to comfort distressed families, widows, and orphans.

Also, Articles to establish in every Inhabited Island, Kingdom and State, an offering up a weekly sacrifice of charity.

Works of Mercy established by a general contribution,

First. For the relief of distressed Families who are too modest to crave charity, either by private Addresses or publick petitions. This foundation received its original from MSS. wrote by Charles Povey,

Gent., who proves the Creation to be the works of God, in conference with an Atheist. The Author shews that before his works appeared in view, the value of 100,000*l.* per annum was cast into the Streets as Waste Water.

The second work of mercy, established from the Author's thoughts, is a Sacrifice of Charity offered up every Sabbath day in the morning, for the support of the Sick, the Aged, and the Naked.

The third work of mercy is founded from an Example the Author gives of a single Gentleman, an instance never before printed. This Gentleman, having an Income of 300*l.* per annum, drew up a Bond or obligation to assign over one-third part of his yearly Income, to be given or distributed the first day of every month to objects worthy of Charity, and after his Decease he bequeathed his whole estate for the same uses.

Povey in his will said:—

“That Jesus before whom I am to appear at his Tribunal can witness that I never invented or sett up any Undertaking whatsoever with any intent to enrich myself by fraud or injustice.”

In connection with Povey's schemes we must mention—

1711. Scheme for Fire, Life and Marine Insurance, issued from Bourne's Coffee House. See p. 94.

1720. Hand and Sun Fire Office. See p. 141.

Walford ascribed these to Povey; but, as already stated, we do not believe that he was concerned with either of them.

CHAPTER V.

POVEY AND HIS INVENTIONS.

IN the Account of the "Discovery of Indirect Practices in the Coal Trade," Povey gives the following description of his machine or

ENGINE FOR CLEARING A COAL SHIP

quickly, without the use of Lighters or "Porters backing the Coals":—

At first I lowered my Wharf about two feet, and planckt it the whole Breadth, then I caused two rows of planks of 160 feet in length to be laid, as also a ground plot in the River about 16 or 18 feet from the wharf, with two mortises and four Iron hoops: now there are two upright pieces about 10 feet high, two tenons, four iron hooks, four plates of Iron full of holes with two Iron pins and Chains, and these are fixt in the aforesaid plate; there is also a Cross Beam with two mortises bound round with two Iron plates and these mortises are put into the upright pieces with two Braces. To these are added 4 small beams 18 feet in length with Irons and large mortises at one end; which are put over the Cross Beam and the other end is pinned to the Wharf. Then they are covered like a platform and fenced with rails on each side, but it ought to be observed That the whole frame may be raised higher or lower as occasion requires. Besides this there is another platform of the nature of a Bridge 22 feet long and 6 feet broad with Rails on each side and three great Chains at one end. These Chains are hung to the Ship and in the other end lye on the Cross beam above described, so that this Fabrick is in motion with the Ship or vessel, for as she rises and falls, comes nearer to the Wharf, or goes farther into the River, or goes a head or a stern, it is in a continual motion as the Vessel itself without any manner of trouble. For sometimes the Ship is within 10, 15, 20 feet of Wharf, at other times as far again, and yet the work is not hindred. Lastly there are 2 boxes running on Coach wheels which hold a fat of coals each and serve to convey them from Ship into the Yard. To conclude, every thing is so ordered that the whole Engine may be removed in the space of a quarter of an hour, and this is a true description of it in every particular which any person may see for further satisfaction.

Povey built a warehouse at his wharf to hold 3,000 chaldron of coals.

ORGAN.

Povey by his Will bequeathed a certain organ to the Church of St. Mary's, Newington Butts, of which instrument he said:—"Mr. Aaron Davis, an organ maker, having contracted and agreed with me to make or cause the said Organ to play six several Psalm tunes and 4 Voluntaries, etc."

We had a suspicion that this organ might have been designed by Povey, but had no evidence respecting it.

In the course of our enquiries as to the present existence of the organ, we obtained through the kind assistance of Mr. H. Syer Cuming, F.S.A., a copy of an advertisement which appeared in a number of *Daily Advertiser*, 1742 (23rd November), as follows:—

Any person that will undertake to set 8 or 10 Psalm Tunes upon an Organ to perform on pleasure without playing upon the keys, are desir'd to send what the charge will be, directed to Mr. Povey at his house No. 3 in Little Ayliffe Street, Goodman's Fields; and if the Terms are agreeable he will come to them to have the work accomplish'd. The said Organ is near five feet deep, Six feet 3 inches in front, and nine feet and a half in height; it has three sets of keys.

After the decease of the Proprietor this Instrument is given to the Parish Church of Newington Butts, Southwark, in the County of Surry.

We think this is confirmatory of our opinion that this self-acting organ owed its origin to Povey's inventive genius.

FIRE ANNIHILATOR.

Walsford says:—

1706. The first inventor in England of a machine falling within the designation of a Fire Annihilator was Charles Povey, who, it was said, was led to consider the subject of Fire Insurance in connection therewith. He was Founder of the *Sun Fire Office*, which Office he is said by some of his contemporaries to have founded really in view of bringing his invention into use. We find no detailed description of his machine.

Again, it has been stated that—

In addition to his endeavours to remove the evil consequences resulting from Fires, Povey invented a machine to extinguish them, long known as Povey's Fire Annihilator, yet no description thereof has been traced.

Post Magazine, 5th January, 1885:—

A week or two ago a paragraph went the round of the Insurance Press, showing the fabulous prices at which the shares of the *Sun Fire Office* at present stand.¹

¹ We presume the following statement is what is above referred to:—

Insurance Record, 26th September, 1884. Value of *Sun Fire Shares*.

Sale by Farebrother of 22 Shares.

The Company was established in 1710. There were 4,800 Shares, and the whole Sum paid thereon had been returned.

The Annual Dividend is a Yearly Gift to the Proprietors.

No actual money investment was involved in consideration of the Dividend.

The Shares were most desirable, and secure Investments were now much sought for, as the Rate of Interest on Consols had been reduced.

11 Lots of 2 Shares each realised from 432*l.* to 437*l.* per Share. The Dividend for the year was 22*l.* per Share.

At the Institute of Actuaries the other day, Mr. Walford mentioned an amusing fact which is perhaps quite unknown even to the Directors and Managers of this Ancient Institution.

The Founder of the *Sun Fire Office*, Mr. Charles Povey, shortly after his Venture was floated, sold for 4,000*l.* a Fire Annihilator, and threw in as a matter of small value the whole of the Shares of the *Sun Fire Office*. Usually a father over estimates the worth of his own children, but the opposite appears to have been the case with Mr. Povey and his offspring.

We have no evidence in support of Mr. Walford's statements, nor have we the slightest idea from whence he derived his information.

Facts, however, are entirely against him.

i. In all the negotiations, deeds, minutes, and discussions relating to the transfer of the *Exchange House* Fire Office to the *Company of London Insurers*, there is no reference to a Fire Annihilator.

2. As Gardyne said, "Povey was not one that put his Candle under a Bushel." If there had been any truth in the above statements, Povey would doubtless have taken good care to refer to the Fire Annihilator in some of his writings, particularly in connection with the *Sun Fire Office*; but there is not an allusion of any kind to such a machine.

3. We can confidently assert that no such machine was bought by the *Company of London Insurers* for 4,000*l.*, or any other price.

4 The history of the Fire Annihilator has been discovered in the course of our researches, and the date is clearly defined as 1723.

(g) Povey's version is contained in the following abstracts of advertisements.

(b) Godfrey's version is contained in a work published by him in 1724, giving an account of his invention, a "Narrative of Povey's behaviour," and a full description of Povey's machine.

As Walford quotes the title of this book, we are rather surprised that he should have stated that he could not find any detailed description of Povey's Engine.

Francis, *Annals of Insurance*, says that Povey's Fire Annihilator was a feature of the time.

In British Museum Catalogue we found—

Povey, C., and Godfrey, Ambrose.

An account of the new method of Extinguishing Fires, 1724, with a reference

Godfrey, Ambrose, ditto. 2nd Edition. 1743 1400 c 3.

First Edition. 1724. An Account
of the
new method
of Extinguishing Fires
by Explosion and Suffocation,
introduced by
Ambrose Godfrey,¹
of Covent Garden, Chymist,

¹ It is said that this Godfrey was a German named Gottfried Hackwitz, and that he changed his name. He was the founder of the celebrated firm of chemists, Godfrey & Cooke.

Wherein a description is given of the several machines and their uses, together with plain and sufficient Directions for the proper application of them.

A method easily practicable, certain in its effects, and so universally useful to the publick that His Majesty has been moved to authorize and incourage this happy discovery for the general advantage of his subjects by his most gracious letters patent.

To which is added

a short narrative of Mr. Povey's behaviour in relation to this useful invention, by which it will appear that the said Mr. Povey's pretended *Watch Engine* is at best a precarious and often dangerous remedy imperfectly stolen from Ambrose Godfrey's method, published with a design to rob the right owner of the just reward of his close application and considerable Expences, by imposing upon the Publick, in suppressing an Invention of real and universal benefit, and substituting an imperfect and dangerous one in its room.

By the Introducer.

Tunc tua res agitur Paries cum proximus ardet.

Printed in the year 1724.

The description and use of the Machines.

The Constituent Parts of the Machines are The *Shell* and The *Powder Magazine*. The Shell is a small Wooden Barrel with wooden Hoops; in the middle of the Top an opening is left for a Fuze to pass through.

This Barrel is cased without, and well lined within, the better to hold the Liquid,¹ which is a Mixture that never corrupts or alters; when, on the contrary, meer Water would soon putrify and stink. The Powder Magazine is a Vesica of Sphaeroidal Figure, either of Pewter or some other lasting Substance, filled with Gunpowder, having on one end a Pipe which pierces the Top of the Shell in the middle, and serves to guide the Fuze to the Main Magazine. This Powder Magazine is fixed in the center of the Shell encompassed with the above-mentioned Liquid. The Fuze is garnished with Wild Fire, secured with a Tin Cover lined, to be taken off when the Machine is to be used. Let him who throws this Machine first take his Aim at a convenient place before he lights the Fuze.

Weekly Journal or British Gazetteer, 6 April, 1723.

An Experiment was made on Tuesday last in Bellsize Park near Hampstead of a new Invention for Extinguishing Fire upon a house erected and set on fire for that purpose; which in all likelihood would fully have answered the Design of the Projector had he had but two or three Firemen to assist him. There were present on that occasion the Right Hon. the Lord Chancellor, the Count de Lippe, Sir Hans Sloane, Mr. Lawes and many others of the nobility and gentry. And at the desire of several of them another house is ordered to be erected forthwith for making a second Experiment, and the Lord Chancellor was

¹ Water impregnated with a certain preparation an *Enemy to Fire*.

pleased to give five guineas, Sir Hans Sloane two, and several others one guinea each towards the charge of it.

Copies of Advertisements referred to under 4 a.

Daily Post, 22 May, 1723.

Top of paper cut off, probably 6 or 8 lines disappeared.

The Column begins :—

“ Number of men and Bombs in all parts of London and Westminster, and other Towns and Cities.” (*Probably this had reference to the scheme mentioned in Advertisement of 19 June.*)

The German invention exhibited at Paris was of no use.¹

Povey alleges that he had an Experiment with his Machine in his Park (date not stated). Combustible matters flamed and roared in a Timber house built with dry deals, with increased fury, and the house left standing.

There was another Experiment near London by a Chymist (2 April, see preceding announcement), who said the materials used were Chymical and Physical—house burnt down.

The sight of this accident gave Povey the idea of Gunpowder and Water.

He never received advice or information from any one.

Bomb only prepared under Povey's directions.

No one prepared the Bomb that extinguished the Fire at Bell-size, but only Peter Cook, Turner, in Little Minories.

The Experiment was never brought to perfection but now; only Gunpowder and Water do the work.

No doubt an Act would invest the property in the Author, and oblige Churchwardens, etc., to keep Bombs.

Price 7s. 6d. each.

80,000 required to satisfy first call.

Act would not have any Enemies as it would be for general good.

Conflagrations would never spread.

The Machine could be used in narrow streets, etc., where Engines cannot play.

Each Bomb requires 4 gall. water.

One Bomb for a room 12 to 14 ft. square.

Warehouses require 2 or 3.

There is delay with the use of Engines—Bombs are ready.

¹ A machine invented by a German, Zachary Geyl, and experimented with at Paris in December, 1722. Godfrey's machine was an improvement upon it.—See Walford, Cyclo., iii. 305. It is singular that Povey claims to have been on the Invention since December, 1722, the date of the experiment with Geyl's machine.

In a General Conflagration all Offices could not repair a loss of 500 to 600,000/.

If Bombs had been invented the late Loss in Sweden of 2 millions would have been prevented.

He had Invented an Engine which goes with Springs to throw Bombs in at Windows 1, 2, 3 Stories high without opening Doors.

Daily Post, 25 May, 1723.

It is with great surprize I have observed that Povey assumes to claim that he was the first to produce a perfect method to extinguish Fires, after I told and proved to him that I proposed the way he is upon as soon as it arrived from Germany.

If the Corporations for insuring houses had been inclined to put it in practice I could have given them a more perfect method than any yet produced.

Offices had no inclination—waiting to petition for a Grant to turn method to public advantage.

I will then give it gratis to the world.

Not gratis à la Povey, who first said gratis and now seeks a reward, and invokes all sorts of helps.

No sense in alluding to Stockholm.

Most surprizing to see that *pretended Excellent Author* reflect on others.

He only blundered into it seeing Godfrid's Experiment, and then runs away with his secret.

He used Water which he had seen Godfrid use ; he used a similar Vessel : there was nothing in his method but what was taken from Godfrid.

Assurance on his part to claim to be the Inventor, and to have produced something more perfect than Godfrid.

As to Paris I declare that as soon as the materials were thrown on the fire the flames were put out.

I desire to show how the world is imposed upon by Povey's pretensions.

FRANCIS DE HATZFELD.

Daily Post, 3 June, 1723.

Godfrid extinguished a fire in Mulberry Gardens by the use of Povey's Bombs to fling in at windows.

If Godfrid denies this let him place in any house 5 or 6 of his Machines and Povey will leave a like number of his Bombs, to be opened in the presence of 10 or 20 Gentlemen, and experiment tried in 2 fires to see which of greatest force.

If Godfrid refuses he pleads guilty to Povey's charges.

Godfrid declared in the presence of some nobility and gentry and Trustees of the *Sun Fire Office* that the materials used were Chymical and Physical of his own mixing, and fumes extinguished Fire.

It is easy to extinguish a Conflagration after seeing Povey practice it.

It is consistent with reason that only Gunpowder and Water do it to perfection.

No one but Povey known as first Inventor.

Let his Enemies produce papers of any projector declaring they used Gunpowder and Water.

Several trials made with Chymical and Physical and other sorts of powder and liquids, but to little effect.

Daily Post, 19 June, 1723.

Receipts to entitle persons to shares in the Undertaking to extinguish Fires are now delivered at the Sword Blade Coffee House, Birch Lane, St. Clement's Coffee House, St. Clement's Churchyard, Strand, and at the Author's own House, Bellsize, Hampstead.

No money would have been desired till Patent, Charter or Act obtained to set up the Undertaking, but a considerable quantity of Bombs are wanted for immediate Sale to secure our Cities and Towns from great Conflagrations. Here all persons are interested by self-preservation; what is offered being a Guard to preserve their Lives and Estates from a very devouring Enemy.

Mr. Godford the Chymist's invention for extinguishing Fire with Chymical and Physical preparations is sunk in oblivion—the Town will never see that Gentleman try his Experiment as desired by Povey in *Daily Post* of 3 June.

Neither is the other part of Advertisement in that paper answered, for no person hath produced any Foreign or Domestick newspapers of any Projector except Mr. Povey, either in France, Spain, Germany, Great Britain, or in any other part of the world, that did declare they made use of Gunpowder and Water to extinguish Fires.

As very violent Conflagrations frequently break out in all parts of the Kingdom to the ruin of wealthy Families, and as a way is found to preserve the nation from sudden destruction, this is offered to be entered on forthwith.

Povey will give receipts for 2 Guineas in part payment of 10 Guineas.

After Act obtained, he will divide the Undertaking into 1,000 Shares.

When Undertaking assured to proprietors, they will have full power to choose parties to manage, and to receive profits.

Author will bear all Charges, and pay 1 years Rent for the Warehouse for Bombs.

In *Daily Post* of 22 May and 3 June Scheme laid down.

Povey wants an Act to oblige Churchwardens in England to keep Bombs.

Beadles to attend fires.

Hundreds of receipts are reserved for the Nobility, etc.

When Act passed it is reasonable to believe that Shares will rise as have those of the New River Company, for the Undertaking is of as great use and much more General Extent.

Daily Post, 7 December, 1723.

Whereas several Scandalous Advertisements are printed as from Mr. Ambrose Godfrey the Chymist, in some of which paragraphs the Regency and his Majesty's Attorney General are brought in and named with Mr. Povey.

Notice is hereby given to the said Godfrey that he shall have and receive of Mr. C. Povey, of Hampstead, Midx. a reward of 100 Guineas if he will within Six days own himself to be the Author of the said printed paragraphs, and disprove the Articles charged upon him and his evidences in the printed Letter.

Dated August 22, 1723.

Signed, CHARLES POVEY.

Daily Post, 12 December, 1723.

Whereas Mr. Povey, a person noted for several projects and Bubbles, and especially for his late intended Pyracy of Mr. Godfrey's Invention to extinguish Fires, has (according to his known front), advertised in the *Daily Post* of Saturday and Monday last that he will give a reward of 100 Guineas to the said Mr. Godfrey if he will in 6 days own himself to be the Author of certain printed paragraphs lately published as from the said Mr. Godfrey, etc.

This is to acquaint the public that the said Mr. Godfrey looks upon the said Advertisements as a Blustering Bravado of the said Povey's, but in case the said Povey will within 6 days actually produce and leave the said 100 Guineas with Alderman Child, Goldsmith, within Temple Bar, and take his note for the same payable to the Bearer on demand, and thereupon give publick notice thereof, he the said Mr. Godfrey will forthwith upon the said Povey's delivering up to him the said note give him a Security in writing under his hand and seal that he will take upon himself the said Advertisements, and will answer for

all matters and allegations therein contained in as full and strong terms as can possibly be drawn, and in as full and ample manner as if he was the Author of the said Advertisements whether he was so or not.

But in case this proposal is not complied with, and the said 100 Guineas be not actually paid in within 6 days as aforesaid it is not doubted but the publick will be of the same opinion with Mr. Godfrey that after all his blustering he is not worth so much money, and consequently that his Advertisements for the future ought no more to be regarded or answered than if the same came from one out of Bedlam.

Godfrey's first Experiment was in Povey's grounds, Belsize, Hampstead, on 2 April 1723, but an accident caused a failure.

Godfrey gives a long description of how to act with his machine.

He then compares Povey's Watch Engine with his own machine. The latter, he says, was for the real advantage of his fellow-subjects ; the former for deceiving the Eye, to draw buyers and procure a harvest to the detriment of others.

Should any one or all of the Fire Offices incline to make use of Godfrey's method they would save thousands per Annum. The prime cost is greater considerably than that of Povey's Counterfeit Water Engine hawked about the streets at 15s. each.

Godfrey then gives *Povey's own description of his Engine*, as follows :—

This Engine is made in form of a small Vessel with four thin Iron hoops, an Iron bale, and the Top of the Engine goes with a Screw upon which is pasted touch paper and a fuze ; and a tin Bomb is fixed in the middle of the said Screw filled with Gunpowder, and the Bomb lies in the Centre of the Engine in Water, so that by an opening of the Screw all the Art of the Engine may be seen, and the Bomb taken out and put in at pleasure. The outside of the Engine and Bomb is painted to preserve and beautify the work ; the hoops are lacquered, and round the middle these words in gold letters ;

"The Watch Engine,"—and a Seal, etc.

Godfrey purchased one to understand this description.

The bottom of the Barrel was very thin, and 2 or 3 pieces pegged together—the top very solid and strong.

It was intended to be used on Ships as well as on Land.

The Bomb is a slight Tin box with two Funnels.

It would not hold sufficient Gunpowder.

Time would soon corrode and rust this Tin Bauble, and it would be useless in four or five months.

Touch paper pasted on Screw and dangling at the side.

The paper impregnated with Saltpetre.

In dry weather, as hanging in rooms, etc., it would be liable to catch sparks, or through servant's carelessness, etc.

Moist weather would spoil the paper.

The quantity of water and powder was disproportionate.

The whole Engine was so slight that it would soon fall to pieces.

Godfrey said his Machine had no painted Coats,
no lacquered hoops,
nor gold-lettered title,

but

Strong Staves,
Wooden hoops,
Powder Magazine of pewter not tin.
Cased in basket-work with two handles.
Would last more years than Povey's
would months.

It was a misfortune for Godfrey that he arranged to try his Machine at Povey's, in Belsize Park.

Povey, he says, behaved badly, and adopted foul methods to make himself acquainted with the Particulars of Godfrey's Machine.

Povey was a person who at first seemed a grave, honest-countenanced elderly gentleman, very inquisitive to know everything, *re* the tryal, and declared that Extinguishment by Explosion was impossible.

On the occasion of the tryal and failure of 2 April, 1723, Povey's Gardener gathered up the shattered pieces, and Povey said,—

"We shall nick the old fellow, and if he will not give us a good sum of money we will divulge his Secret."

Povey offered Godfrey money for the Secret, which Godfrey declined.

Then Povey set to work to make his own machine, and had a sham Experiment. He wanted the Gardener to swear he did not give Povey the first thought of Gunpowder and Water to extinguish Fire, nor prepared one bomb used to extinguish any Fire, in Povey's project, in Belsize Park.

The Gardener refused, and Povey turned him out of his Cottage.

After Povey had made his Barrel he published a letter on the Fire project.

Povey wanted an Act to invest the sole property of preparing and selling Bombs in him.

Povey changed Wooden hoops to Iron, and added Iron Bale, painted and lacquered.

Then follows a reference to the Advertisements of December, 1723, above given.

Note. Povey's meddling, restless and turbulent Spirit having already forced me to swell the bulk of my Account considerably beyond what I at first intended, I chuse to omit annexing the Abstracts of the Affidavits least I should trespass too much upon my reader's patience.

In the meantime, whosoever wants to be further satisfied of the truth of what is layd to my Adversary's charge may see and peruse the Affidavits at length at Mr. William Briggs, Joyner, over against Salisbury Street in the Strand, where all the different Sizes of my machine are sold, as also at Mr. R. Williams at the Hand and Eye over against Somerset House in the Strand.

2nd Edition.

An Account of the new Method of
Extinguishing Fires by Explosion and Suffocation,
introduced by

Ambrose Godfrey of Covent Garden, Chymist,
which is so easily practicable, certain in its effects, and so
universally useful to the publick, that his Majesty has
been moved to authorize and encourage this happy discovery
for the general advantage of his subjects by his most gracious

Letters patent.

2nd Edition,

published in the year MDCCXLIII.

Nothing was said in the title page about Povey, and all in the first Edition relating to him and his Engine was omitted.

This is accounted for by the fact that Povey was now dead.

Walford says that a new edition of Godfrey's Book was printed in 1794, and attracted considerable attention. There is no Copy thereof in the British Museum.

CHAPTER VI.

POVEY'S WILL.

POVEY directed that his Will should be printed twice in the *Daily Advertiser* or some other public newspaper, within one month next after his decease.

It appeared (in a mutilated form) in the *Daily Post* of Friday, 1st, and Friday, 8th July, 1743, and a copy of such insertion was given in *Notes and Queries*, Series iii., vol. vii. 314.

We have examined the same with the copy at Somerset House, and corrected sundry errors, and we have likewise obtained a copy of the portions omitted from the original publication. Such portions we have inserted in italics within brackets.

In the name of God. Amen. I, Charles Povey of the Parish of St. Mary, Whitechapell in the county of Middlesex, Gentleman, being aged and infirm in body, but of sound and perfect mind, memory and understanding (praise be given to Almighty God for the same), and considering the certainty of my death and the uncertainty (of the time) thereof, do therefore for the avoiding controversies after my decease make, publish and declare this to be my last Will and Testament in manner and form following (that is to say):—

First and principally I commit my soul to the mercies of God, believing I shall certainly rise again to life eternal through the merits and mediation of Jesus Christ my Saviour and Redeemer. My body I commit to the Earth to be decently buried by my Executrixes herein-after named, in the Parish Church of St. Mary, Newington Butts, in the county of Surry, in the same grave wherein my late [dearly beloved] wife Anne Povey¹ now lyeth interred [which is under the pew next to the Pulpitt in the middle Isle upon the right hand leading to the Altar]: and as for and concerning the disposal of all such worldly estate and effects which it hath pleased God of his great goodness to bestow upon

¹ She died before 1741.

me, I give, devise and bequeath the same as followeth—and first I will and order that only 4 or 5 mourning coaches and one hearse shall be employed at my funeral, and that my pall shall be supported by Six Gentlemen whom my said Executrixes shall think fit to appoint.

Item I give and bequeath unto Mr. Obadiah Jones¹ of the Parish of St. Andrew Holbourn all my land lying and being at Cheagle near Boos in Staffordshire. I also give and bequeath to him the said Obadiah Jones all that which shall descend and of right belong unto me after the decease of Dorothy Povey the widow of my late brother Josiah Povey deceased, who was the Minister of

{ Rodom and Kescom in newspaper copy of Will
Rodman² and Roscum³ } near Lewes in the county of Sussex.
{ in copy obtained from Somerset House }

Item I give and bequeath to and for the use of the Parish of St. Mary Newington Butts aforesaid my great Organ being five feet in depth, six feet in front, and nine feet and a half foot in height containing three sets of Keys, Mr. Aaron Davis an Organ maker having contracted and agreed with me to make or cause the said Organ to play six several Psalm Tunes and four Voluntaries and to perform the same from time to time at pleasure without any persons playing upon the keys thereof, as also the bellows of the said Organ to move [*the same being to be made so to move*] and perform by Clockwork.

Item I give and bequeath Fifteen Guineas for or towards the erecting and setting up the said Organ [*after my decease*] in the said Parish Church and for other uses which shall and may be necessary to or for the ornament thereof.

Item I give and devise to and for the use of the Charity School of the said Parish Fifty Guineas.

Item I will and direct that my said Executrixes shall on every Saturday during the space of six months next after my decease, give to the poor of the parish of Whitechapel aforesaid 100 penny loaves.

Item I give and devise to 100 poor Tradesmens widows who shall be arrived at the full age of 45 years each one guinea apiece.

Item I give and bequeath to one other hundred poor Ministers widows of the like ages Five Guineas apiece, and I give and bequeath to the said 200 widows one book each of my Treatise intitled the Virgin in Eden or the State of Innocency, and one book each of my other Treatise intitled Torments after Death, upon Atheism, and Charity.

¹ Josiah Povey in his Will left to Mrs. Elizabeth Jones the sum of ten shillings to be paid monthly. Obadiah Jones might have been a relative of hers.

² { Rodman should be Rodmell. } See Josiah Povey in Charles Povey's
Kescom, { or Roscom } should be Telscombe. } Personal History, p. 453.

And I do direct and appoint that the said 200 widows shall be chosen in the manner following (that is to say)

The morning preachers who reside in and about London and consecrate the Bread and Wine at the Parish Churches of St. Mary Whitechapel, St. Botolph without Aldgate London—St. Thomas’—St Georges—and St. Mary’s Newington Butts aforesaid, each of the aforesaid Divines to nominate ten Ministers poor widows of the Church of England, and ten Tradesmens widows of the same Communion, and each of the said widows is to produce a Certificate under the hand of one of the aforesaid Clergymen whereby it shall be sufficiently certified by them that they know and believe such widows to be reduced and to be of sober conversation and to have no settled income whatsoever—and the other 100 widows shall be chosen by the Ministers of the Meeting-houses under-named—that is to say

That of Dr. Watts' in Duke's Place.

Mr. Denham's in Prescotts Street Goodman's Fields.

Mr. Read's near Guy's Hospital.

and Dr. Oldfield's near Deadmans place Southwark.

Each of the Ministers of the places aforesaid to nominate ten Dissenting Ministers widows and ten Tradesmen's widows of the same persuasion each and every of which said widows to produce a Certificate signed by one of the said Ministers in the same form as those of the Church of England above named.

And I order and appoint all and every the said Legacies to be paid within the space of four months next after my decease.

Item I give and bequeath unto J S [Joshua Sharp] of the parish of St. Botolph without Aldgate aforesaid Gentleman Twenty Guineas to be paid to him on the delivering up to my said Executrixes of a Bond and an assignment from me now unjustly detained by and [John Bowden and Josiah Wilkinson]¹ clear of all charges except Law Expences.

Item I give and bequeath unto A H [Anne Harbin] of the Parish of St. Gyles-in-the-fields widow the like Sume of Twenty Guineas to be paid unto her on the delivery of the said Bond and Assignment upon the terms and conditions aforesaid.

Item I order and appoint Thomas James of the Fountain in Wych Street² in the Parish of St. Clement Danes to be sole proprietor of all

¹ This Josiah Wilkinson is called by Josiah Povey in his Will "my cousin," and Josiah Povey bequeathed to him "the sume of ten shillings to be paid monthly."

² As the advertised copy of Will stated "now or late" of the parish of St. Clements, we presume that he removed between 1742 and 1743.

my Copies of the several Treatises hereunder mentioned, (being my works, that is to say)

The Meditations of a Divine Soul price four shillings.

Holy Thoughts on a God made

man price four shillings.

The Visions of Sir Heister Ryley price two shillings and sixpence.

The treatise of trade and em-

ploying the poor price one shilling and sixpence.

The Treatise intitled

The Virgin in Eden, or State of

Innocency price one shilling.

And the Treatise intitled

Torments after Death, upon

Atheism, and Charity price sixpence.

with all other Copies whatsoever heretofore wrote and published by me the Testator—upon this Condition that he the said Thomas James his Executors, Administrators, and Assigns do and shall well and truly pay or cause to be paid one shilling and sixpence out of every pound or twenty shillings of lawful money which he or they shall receive and take by the sale of all and every or any of the said Copies—nepence out of every pound to be paid to the Rector for the time being of St. Mary's Newington Butts aforesaid and the other nepence to be paid to Dr. Guyes, the elder Dissenting Minister at the Meeting House in Broad Street London, or any other Minister of the said Congregation for the time being—the said Moneys to be by them (and each and every of them according to their discretion) distributed to and amongst poor Ministers widows of their own persuasions, who have not received any benefit by or under this my Will—and the said Thomas James is also to pay to my said Executrixes a certain price to be agreed upon between him and me at or before the time of executing this my Will for all the printed copies which are now in my possession of two of the said Treatises entitled *The Virgin in Eden* and *Torments after Death* and shall sell and dispose of all the said printed Copies thereof before he shall be entitled to demand and receive the said several Copies herein before devised to him.

And all the rest and residue of Estate real and personal of what nature and kind so ever after my debts and funeral expences and the above Legacies are fully paid and satisfied I will appoint the same to be fairly divided into three equal parts

Two-third parts or shares whereof I give devise and bequeath to my niece Elizabeth Smith widow now living with me, her heirs Executors

and Administrators, and the other third part or share thereof I give and bequeath unto Margaret Stringer of St. Martin's-le-Grand widow, her heirs Executors and Administrators [for the bringing up her niece whom she hath educated and brought up in a virtuous way even to her own impoverishment, the child being thrown upon her by wrong and oppression].

And I do hereby make order constitute and appoint my said niece Elizabeth Smith and the said Margaret Stringer joint Executrixes of this my Will and Testament.

[*And I do hereby appeal to the Great God who knoweth the secrets of all hearts that I have had crimes laid to my charge which I knew nothing of, by perjur'd witnesses, unjust Judges, and vile Magistrates, in particular by the late Sir John Ladd deceased who laid crimes to my charge which never so much as entered into my very thoughts.¹ And I have also suffered great wrongs from the Government and by a body of men whom I have raised to great fortunes who detracted from their hands and seals. And in case they do not after my decease give my Annuity (which thereby will be extinct) or three or four thousand pounds towards propagating the Gospell in Foreign Parts they cannot really be entitled Men of Honour who gain above Twenty thousand Pounds per annum. And in the year one thousand seven hundred and nine when the undertaking of the Sun Fire Office was by me assigned over to them, the original charge never laid them in One Thousand Pounds. That Jesus before whom I am to appear at his Tribunal can witness that I never invented or sett up any Undertaking whatsoever with any intent to inrich myself by fraud or injustice, nor did I ever in all the volumes and papers I have wrote and published compose any paragraph but what tended to promote virtue industry and unity amongst men of all persuasions.]*

And lastly I do hereby revoke and make void all former Wills by me at any time heretofore made and do declare this present writing contained in three sheets of paper to stand as and for my last Will and Testament and I do order and direct my said Executrixes within one month next after my decease to cause the same to be printed twice in the *Daily Advertiser* or some other public Newspaper.

In witness whereof I Charles Povey the Testator have to the bottom of the first and second sheets of this my Will set and subscribed my name, and the third and last Sheet have subscribed and set my hand and seal this thirteenth January in the year of our Lord one thousand seven hundred and forty-two,² and in the sixteenth year of the reign of

¹ We are unable to explain this or to say who Sir John Ladd was.

² i.e. 1742.

our Sovereign Lord George the Second by the grace of God of Great Britain France and Ireland, King, Defender of Faith, etc.

Signed sealed published and declared
by the said Charles Povey the
Testator as and for his last Will
and Testament in the presence of
us who in his presence have set
and subscribed our Names as
witnesses thereto the day and
year last above written.

CHARLES POVEY.

JOHN DODD.
REBECCA NEWTON.
SUSANNAH LOWE.

Notes by Gardyne—

The suppressions in the Will illustrate some points of the Testator's character.

His comments on the Dole to Widows inform us he had been laboring all his life to reconcile religious sects as far at least as to secure the Christian Virtue of cordial Co-operation in works of Mercy and charity of which he furnishes a practical proof.

It is to be feared however that the Literary Gift which accompanied the pecuniary one must have been distasteful to both Church and Meeting House, the Orthodoxy of their Widows being endangered thereby, for Povey, like some Moderns roundly rejects the belief of material fire in his Tophet, with him the Torments after Death are the materials of a guilty conscience.

Again, the persecutions which Povey met with from unjust judges false witnesses, etc., etc., all come afresh into the poor old man's mind when settling his worldly affairs at the age of three score years and ten (*it was four score and ten*), and his early cantankerous spirit returns to the charge with an appeal to his Maker that he is innocent of the *Crimes* they attempted to fix upon him, accompanied by a special denunciation against one Ladd, a judge or magistrate, one of the most virulent of his enemies.

The affair of the *Sun Fire Office* too comes again under review, and an intimation that if his Annuity was not continued after his death the proprietors will forfeit their claim to be men of honor.

The Widows and Children, as well as the perfused and vile Incendiary who had embittered his existence, had intimation during his lifetime—a

paragraph in his *Torments*¹ announcing that his benevolence to the first and his remembrance of the last would be found in his last Will and Testament, which he there says he had directed to be printed not out of vanity but to set his character in its true light, but we have seen that this rod in pickle for his enemies was suppressed in the copy for the public eye.

POVEY'S DEATH.

Died 4 May, 1743, aged upwards of 90, Mr. Charles Povey, well known for his many schemes and projects, particularly the *Sun Fire Office*, from which he had a pension of 150*l.* per annum.

(*Gent's Mag.*, xiii. 274.
Scot's Mag., May, 1743.)

The pension was 200*l.* per annum.

A writer in *Notes and Queries*, 1st Series, x. 336 supposed (simply from the position of the notice in one of the Magazines) that Povey died in Germany or at the German Spa.

We have not met with any notice to justify such a supposition. On the contrary, had Povey died in Germany on the 4th May, we believe it would have been impossible to have buried him (as was the case) on the 8th in the Church of St. Mary's, Newington Butts. The reason assigned for the supposition is not worth consideration.

BURIAL.

In compliance with the terms of the Will, Povey was buried in the Church of St. Mary's, Newington Butts.

We have obtained a copy of the Register of Burials.

The entry is :

Buried, May, 1743.

Day 8, Charles Povey in y^e Church.

This tends to prove that Povey was a man of some importance in connection with the Parish, although he had not probably resided there for over 50 years, otherwise he could scarcely in his lifetime have secured a grave for his wife in the church, nor have obtained interment therein for himself—an arrangement possibly made on securing the grave for his wife.

¹ See *Subject's Representation*, p. 491.

POVEY'S LEGACIES.

to St. Mary's, Newington Butts,
and to Widows.

ORGAN.

We have already referred to this instrument.

There is no evidence of its having been placed in the church, nor does it now exist therein. The present organ was built by England in 1794.

We feel assured that Povey's executrices caused the organ to be set up in the church according to the directions in his Will; and we may fairly assume that an instrument of that character was pretty well worn out in the course of 50 years. The old church was pulled down in 1791, and even if the organ was at that time still capable of playing automatically, it might have been deemed unsuitable for the new church, and have been taken over by England for what it was worth.

Mr. Syer Cuming wrote us—

In times gone by I have known three or four aged people who were constant worshippers in the church which was demolished in 1791, but neither of them ever mentioned anything about a self-acting organ; you may nevertheless be perfectly correct in your conjecture that the new instrument of 1794 was to replace Charles Povey's bequest of 1742.

It is evident that Povey had some affection for St. Mary's, Newington Butts, and having an organ to dispose of by Will, it is not surprising that he should have determined to bequeath it to that church, as we learn from Hatton that in 1709 there was no organ in the church. Considering probably that it might be difficult to obtain the services of an Organist, he provided for the instrument being made self-acting during his lifetime.

LEGACY TO CHARITY SCHOOL.

Mr. Syer Cuming kindly called our attention to the following notice in Manning and Bray's *History of Surry*, vol. iii., under the head of—

"Donations towards the support of the Charity School for the Education and Cloathing of poor children belonging to the (St. Mary's) parish."

"Charles Povey, by Will, 1742, in money . . . 52*l.* 10*s.*"

"Supposed to have been applied according to the donor's desire."

This last statement shows that the Parish Authorities in 1814 really knew not what had become of the money.

We may charitably believe that the Parish Authorites of 1743 rightly applied the money to the purposes for which it was left, though Parish Accounts might not have existed, after 70 years, to prove the same.

WIDOWS.

We have experienced a little difficulty in identifying some of the churches and chapels specified in the Will. They, doubtless, were well known to Povey's executrixes.

St. Thomas.—There not being any church so named in Newington Butts, we have had to seek for one elsewhere, and have concluded that St. Thomas, Southwark, in St. Thomas Street, is the church intended, though we are not aware of any circumstances which should have induced Povey to bequeath legacies to widows of that parish, or to be selected by the Minister of that parish.

That such opinion is correct is rendered probable from the fact that one of the Dissenting Ministers nominated by Povey was Mr. Read, near Guy's Hospital.

St. George's.—Mr. Cuming suggested that this might be St. George the Martyr, Southwark, a few paces out of the parish of St. Mary, Newington Butts.

We have no knowledge why Povey should have selected that parish.

We at first inclined to the opinion that St. George's-in-the-East was intended, not far from which parish he resided at the time of making his Will.

St. George's-in-East, Middlesex, was one of Queen Anne's 50 churches, and was not finished until 1729.

St. George the Martyr is also St. George's-in-the-Fields, and that parish was selected by Povey as a place for one of his projected Hospitals of Industry.

Under these circumstances there can, we think, be no doubt that St. George's, Southwark, was the church intended.

There is another circumstance which tends to confirm this view.

The Minister of Dr. Oldfield's Chapel, near Deadman's Place, Southwark, was to choose some of the widows mentioned in the Will.

In Deadman's Place was a Hospital for the poor of St. Saviour's, Southwark—16 rooms for poor men and women.

Deadman's Place is described in an old book as at the east end of Bankside, and north of New Rents, easterly.

Park Street now apparently occupies the site.

St. George's Fields were in close proximity to Deadman's Place.

It would seem therefore that Povey selected a church and chapel in St. George's Fields, as he had done a church and chapel in the parish of St. Thomas.



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ADDENDA, CORRIGENDA, AND ERRATA.

Page	Line	
6	21	for <i>fo</i> read <i>for</i> .
29	18	for <i>not</i> read <i>nor</i> .
33	1	for <i>Building</i> read <i>Buildings</i> .
45		Table of Rates. 10 <i>l.</i> 3 years 1 <i>s.</i> 9 <i>½d.</i> should probably be 1 <i>s.</i> 9 <i>¾d.</i> 30 <i>l.</i> 1 year 1 <i>s.</i> 3 <i>¾d.</i> " " 1 <i>s.</i> 9 <i>¾d.</i> 800 <i>l.</i> 7 years 12 <i>l.</i> 10 <i>s.</i> should doubtless be 12 <i>l.</i>
46		Add to Note 2—or perhaps 4 <i>s.</i> 1 <i>½d.</i>
53	26	for <i>th</i> read <i>the</i> .
67	7	for <i>hat</i> read <i>that</i> .
76	26	Quotation ends at Contribution.
94		Feake's Scheme. It will be observed, at page 115, that Wm. Freke was one of the Co-partners in the <i>Bristol Crown</i> . The question of identity put at p. 95, equally applies to this person.
120	18	The quotation from Lawson was given on the authority of Walford (<i>Cyclo.</i> 1, 399), but since this work was completed we have found that the paragraph was taken, with a few verbal alterations, from p. 102 of <i>An Historical and Chronological Deduction of the Origin of Commerce from the Earliest Accounts to the present time</i> . 1789, 4 vols., 4to. (<i>Brit. Mus.</i> , 2020 h.), by Adam Anderson. He devoted some pages (vol. iii., pp. 98–114) to Bubbles and the Bubble Era, as also a further space to the South Sea Company.
138	last line but one	for <i>n</i> read <i>in</i> .
145	2	after p. 154, add pp. 155–159.
163	15	for <i>in these proposals of 1722</i> , read <i>in the foregoing proposals</i> .
176		Table at top of page. Doubly hazardous at 5 <i>s.</i> to be even with 3 <i>s.</i> hazardous. " " " " 7 <i>s.</i> 6 <i>d.</i> " " 4 <i>s.</i> "
195	12	for <i>Mr. M. Farlane</i> read <i>Mr. McFarlane</i> .
206	27	<i>Bristol Union</i> stated to have been founded about 1814. We find that the first Meeting for the formation of the Office, was on 22 Dec., 1817. Its arrangements were completed in, and date of establishment specified as, 1818, and its Deed of Settlement was dated 25 March, 1819.
209		<i>Manchester Fire Office</i> , 1771. In the <i>Post Magazine</i> , of 3 June, 1893, p. 395, is an interesting statement with reference to this Office, written by one who evidently has had means of obtaining information which we

Page	Line	
		did not possess. After calling attention to the facsimile of the policy noticed by us, and to the Shield of Arms (Castle and Lion) which "is confusing," he states that the policy was issued by the "Manchester Bank and Insurance Office," instituted by Edward Byrom (son of the stenographer and poet), William Allen, Roger Sedgwick, and Edward Place, 3 December, 1771.
		This house was started previous to the American War of Independence, was the only Bank in Manchester in 1773 the date of the policy, and it issued Guinea Notes as well as Insurance Policies.
		Later it fell into the hands of a Mr. John Jones, manufacturer and Nonconformist. In 1793, his daughter married Mr. Lewis Loyd, the Minister of the Chapel where the Jones family worshipped. Ere long Mr. Jones and his son-in-law appeared as Jones, Loyd & Co., of King Street, Manchester. Bankers—the original of the well-known firm of that name in Lothbury, London—and in 1850, the then senior partner (Samuel Jones Loyd, son of Lewis Loyd, became Baron Overstone).
		The writer adds that the Insurance Business had dropped prior to 1793.
217	15 and 17	for <i>Walker</i> read <i>Walter</i> .
228		Newcastle Annuitants. There is some unexplained discrepancy in the numbers, 141 being mentioned, whilst the details give 144.
235	24	for <i>Norwich Union</i> read <i>Union of Norwich</i> .
"	37	<i>Anchor</i> Fire Office. It is not impossible that this was one of the Local Companies with which Mr. T. Bignold had been connected (<i>see p. 230</i>), or have sprung out of one of the Mutual Clubs referred to in the paragraph from the <i>Index</i> quoted at p. 229.
240	1	The <i>Norwich Union</i> discontinued the system of returns to the Policyholders in Oct., 1878, or August, 1879.
280	2	for 1730 read 1727.
307	5	for <i>modes</i> read <i>modest</i> .
325		Article VIII. of proposals of 5 Nov., 1716, is worded similarly to Article VIII. of proposals of 10 April, 1710, but was inconsistent with the altered Form of Policy in use Sept., 1716, (<i>see pp. 280, 365</i>). As Article VIII. was altered in March, 17 ¹⁶ ₁₇ , (<i>see p. 280</i>), it is not impossible that the necessity to correct the proposals at the time of the alteration of the Form of Policy had been overlooked.
334	8	for <i>Insured's</i> read <i>Insured's</i> .
358	26	for <i>quateridge</i> read <i>quarteridge</i> .
397		1816, Per-cent-age Duty, Ireland.
		for 2s. read 2s. 6d.
414	Note 2	for p. 412 read p. 413.
499	7th from bottom	The Atheist in the time. Insert the word <i>of</i> after <i>time</i> .
512	10th "	for <i>Barnaby Place</i> read <i>Barnaby Street</i> .

FIRE INSURANCE COMPANIES, ETC.,
by
F. B. RELTON.

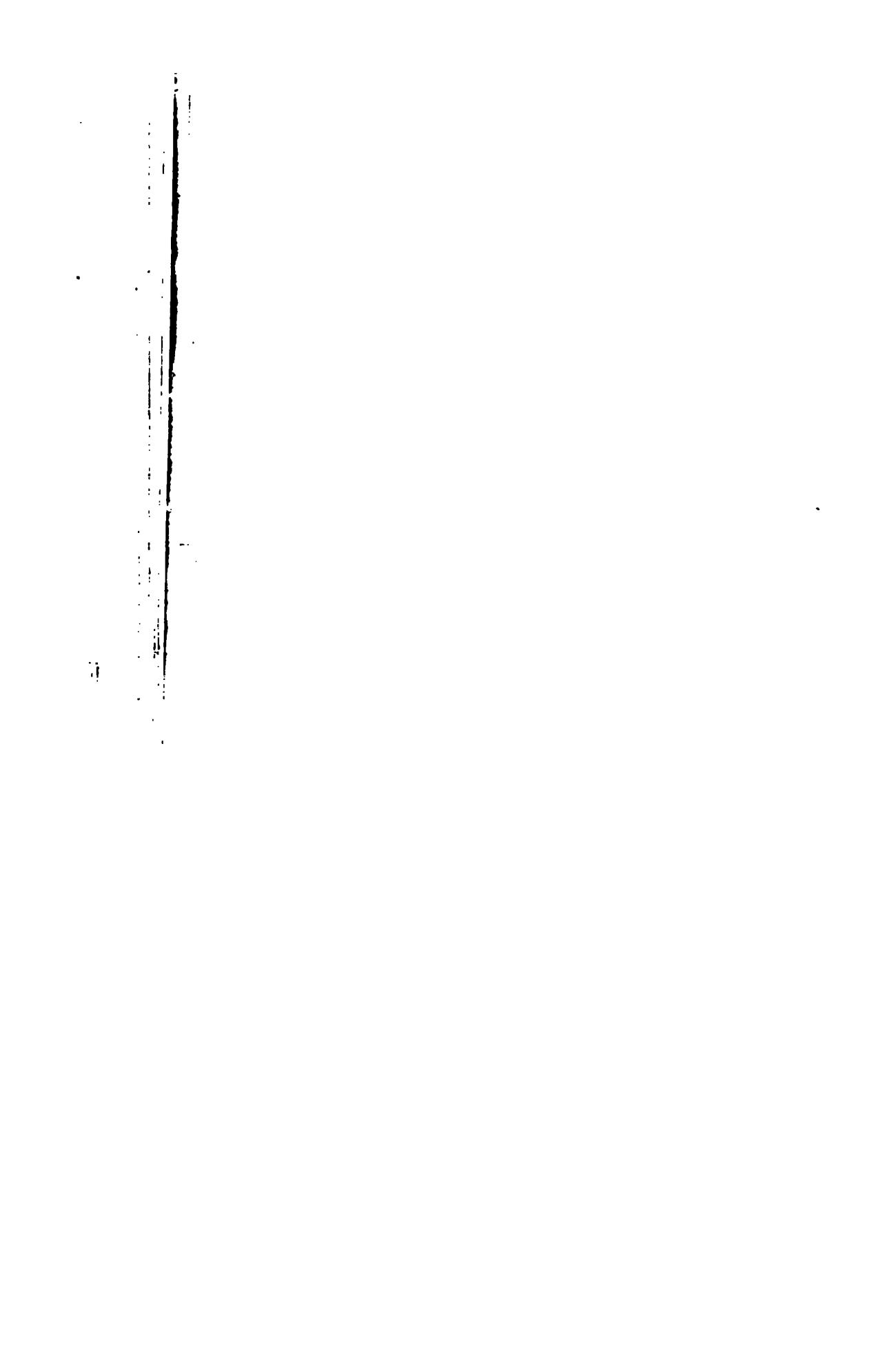
The accompanying pages contain information relative to Fire Insurance Companies of the seventeenth and eighteenth centuries, chiefly obtained from friends, who, since the publication of the work, have kindly placed at my service several old documents which were in their possession.

Thereto are added some additional particulars which I have been able to collect.

With the desire that those who have favoured me by purchasing the volume should have it as complete as possible, I beg their acceptance of this Supplement.

F. B. R.

*Dane Road, St. Leonards-on-Sea.
Sept., 1893.*



FIRE INSURANCE COMPANIES, ETC.,

by

F. B. RELTON.

SUPPLEMENTAL PAGES

to be inserted at the End of the Volume.

The publication of the work has brought to our knowledge the fact that one gentleman at least (Mr. G. W. Bain, Insurance Broker of Sunderland) has interested himself to form a collection of old Fire Insurance Documents, which he describes as "in some respects interesting and unique," and which comprises policies and proposals dating back to 1690.

Through Mr. Bain's courtesy and kindness we are enabled to give some interesting particulars with which we were previously unacquainted.

THE FIRE OFFICE.

Mr. Bain's collection begins with a Policy of the Fire Office, dated "the ffouerteenth day of January, Ano Dom^m, 1690. Annoq. Regni Regis et Reginæ Willj et Mariæ Angl. etc. Secundo."

We do not give the text of the policy, which is copper-plate engraved, as it is the same as that given at p. 49, with the following exceptions,—

Heading. There is no Phœnix emblem, and the number, 1792, is enclosed in an ornamental flourishing circle.

The policy does not contain the memorandum at the end of that given at p. 49. That memorandum we consider was inserted as evidence that the insurance thereby was effected under the Company's Mutual plan.

Nor does the final note "Vpon assigning," etc., appear.

Mr. Bain's policy was issued for "Eleauen Yeares," at a premium of "fflower pounds six shillings," to insure "an House scituate on the south side of Ffanchurch Street, London, being the Third House East-

ward from Minceing Lane, and distant from thence to the middle of the House about Thirty-six feet."

We find at p. 39 that the Fire Office had in three years insured 4,000 houses. Total premiums, 18,000*l.* As after nearly ten years they had apparently only issued 1,792 policies, they must, we presume, have included several houses in one policy in order to have covered the number and obtained the amount of premiums mentioned.

CORPORATION OF LONDON.

We mentioned at p. 56 that Walford gives (*Cyclo.* iii. 538) a Copy of the Corporation's form of perpetual Policy, which he says, "So far as we know, is the oldest Fire policy in existence."

We transcribe therefrom a Copy of that Document, for more ready comparison thereof with the Policy of the Fire Office (p. 49) and that of the *Friendly Society* presently given.

This Indenture made the day of in the year of the reign of our Sovereign Lord Charles the II. of England, Scotland, France, and Ireland, King, Defender of the Faith, etc., and in the year of our Lord Christ 168— Between the Mayor and Comonalty and Citizens of the City of London of the one part and of the other part Witnesseth that the said Mayor and Comonalty and Citizens In consideration of the sume of of good money to them paid by the said at and before the sealing and delivery hereof, Have contracted and agreed with the said h... heirs and assigns To insure to h... and them the payment of the Sume of in case a certain messuage situate in in London (and the like Sume of when and as often as any new messuage or Building which shall be erected in the place thereof, shall at any time or times hereafter happen to be Burnt down, Blown up, pulled down, or otherwise Demolished by or by occasion of Fire), and in case the same shall only be damnified in part by or by occasion of Fire then and so often to Repair such Damnification or to pay the like sum of in lieu thereof. In pursuance of which Contract the said Mayor and Comonalty and Citizens do for them and their Successors covenant and agree to and with the said heirs and assigns That in case the said messuage (or any new messuage or Building to be erected in the place thereof) shall at any time or times hereafter for ever be Burnt down, Blown up, Pulled down or otherwise Demolished by or by occasion of Fire, That then and so often the said Mayor and Comonalty and Citizens or their successors shall and will pay or cause to be paid unto the said heirs or assigns within the space of Two Moneths next after such Demolishment the sume of of lawful money of England. And in case the said Messuage or any such new Messuage to be erected in the place thereof shall be only in part Damnified by or by occasion of any Fire which shall hereafter happen That then and so often the said Mayor and Comonalty and Citizens or their successors shall and will at their own costs and charges within Three Months next after such Damnification happening from time to time as often as any occasion shall be Repair and put the said Messuage so Damnified and every part thereof in as substantiall condition and plight as the same was or were before the happening of such Fire Or in default thereof at the end of the said Three Months shall and will pay or cause to be paid to the said Heirs or Assigns for the Repairing thereof the sume of Which moneys so to be paid the said Mayor, Comonalty and Citizens do by this present Instrument under

their Common Seal Order and Appoint the Trustees for the time being of their Lands and Rents in London, Middx and Surry settled for Insuring of Houses in Cases of Fire to pay accordingly in performance of the Trust in that behalf Reposed in them and of the true intent and meaning of these presents. And for ye preventing of all Questions and Differences which may happen touching this matter, It is declared and Agreed by and between the said parties hereunto That whensoever the Roof and Floors from the first Floor upwards of the said messuage (or of any new Messuage to be erected in the place thereof as aforesaid) shall be Burnt down or Blown up or by occasion of Fire shall fall in The same Messuage in such case shall be accounted Demolished, and the said sume of become thereupon payable without further question or debate concerning the same, but the Description aforesaid is not to be Exclusive of any other case wherein the premises shall happen or may be taken to be Burnt down or Demolished. And the said Mayor, Comonalty and Citizens do for them and their successors Covenant and agree to and with the said Heirs and Assigns, That they, the said Mayor, Comonalty and Citizens and their successors shall and will at any time or times hereafter upon the Surrender of this present Instrument or Policy by the said Heirs and Assigns to be made void and cancelled, Make and grant a new Instrument or Policy of like form and effect herewith to the said Heirs and Assigns who shall make such Surrender without other Consideration than the Officer's fees at Two Shillings and Sixpence per Policy only for making the same. In Witness whereof to one part of this Indenture remaining with the said the said Mayor and Comonalty and Citizens have caused their Common Seal to be put, and to the other part of the said Indenture remaining with the Mayor and Comonalty and Citizens the said hath put Hand and Seal the day and year first above written.

FRIENDLY SOCIETY.

Mr. Bain having informed us that Mr. Cunningham, the General Manager of the *Yorkshire Fire Office* was in possession of an old Fire Insurance policy, we communicated with that gentleman, and he has kindly favoured us with a photographic Facsimile thereof. The Form of the Policy is Copperplate engraved in Italics.

The Document is a Policy of the *Friendly Society*, and was issued under date of 11 December, 1686.

Reference is made therein to a Method and Rules dated 28 August, 1684. This is the Deed of Establishment mentioned at page 59.

The Number of the Policy would seem to indicate that the Mutual System of the *Friendly* was more acceptable to the public than was the plan of the *Fire Office*, and this possibly may account for the jealousy of the latter.

The *Friendly* seem to have issued nearly 3,000 Policies in the course of two or three years, whilst the *Fire Office* apparently issued only about 1,800 during ten years.

We have now before us copies of the three earliest policies known to exist. That of the *Corporation of London* (1682) retains its priority as to date of issue; that of the *Friendly* (1686) stands second; and that

of the *Fire Office* (1690) ranks third; but it is possible that the *Fire Office* Form is the same as that which they originally adopted, and in such case it would rank as the oldest Form known. Would that we could give a Copy of the Form adopted by Dr. Barbon.

We feel very much indebted to Mr. Cunningham for this valuable addition to our work.

Copy of Policy.

Number (2966).

This present Instrument or Policy of Assurance witnesseth That
Whereas *William Paine of St Andrews Holborn Carpenter* Is become a Member
of the Society for securing Houses from losse by Fire, by mutuall contribucon Now
in consideracon of the sume of *fourteen shillings* paid in hand by the said *William Paine* to *William Hale* of *Kinges Walden* in the County of *Hartford Esq^r*, And
Henry Spelman of *London Esq^r*, being the *whole annuall payment* for securing the
Sume of *One hundred & fifty Pounds* to the said *William Paine* his Ex^s Adm^r and
Assignes On a Brick House situate on the East side of *Darby Court* in the Parish
of *St. Margarets Westm^r* betweene a voyd Peice of Ground and another house of his
owne now in the possession of the said *William Paine* for the Terme of *Seaven yeares*
(and dayes, *deleted*) now to come according to the true intent and meaning
of one Indenture or Deed importing a Method and Rules for securing Houses from
losse by Fire, bearing date the Eight & Twentieth day of August in the Yeare of our
Lord 1684 made betweene the said *William Hale* and *Henry Spelman* of the one
p^t, And y^e R^t Worpp^{ll} S^r *Henry Tulse* Late Lord Maior of the City of London, and
others Trustees therein named of the other part, Inrolled in the High Court of
Chancery.

Now, Know yee that They y^e said *William Hale* & *Henry Spelman* Doe
desire direct and appoint the Trustees aforesaid according to the said Indenture to
pay and satisfy unto the said *William Paine* his Ex^s Adm^r or [Assignes by
Endorsment on this present Policy] the sume of *One hundred & fifty pounds* at the
end of Sixty dayes after the said house shall be burnt downe Blowne up demolished
or damnified by or by reason or meanes of ffire, and so often as any new house to
be built in the place thereof shal be burnt downe, Blowne up demolished or damni-
fied by or by reason or meanes of Fire, within the said Terme the like sume of
One hundred & fifty pounds if the said *William Hale* or *Henry Spelman* their
Deputies or Assignes, or some or one of them shall not within the said Sixty
dayes pay unto the s^d *William Paine* his Ex^s Adm^r or Assignes the said Sume of
One hundred & fifty pounds, or in case the said House, or such new house be only
damnified, then if such house be not repaired and put in as good Condition as the
same was before at the charge of the said *William Hale* and *Henry Spelman* their
Deputies or Assignes within Sixty dayes after such damnificacon shall happen.
Wittness our hands and Seales the *Eleaventh* day of *Decemb^r*, Anno Dom. 1686.

Sealed and Delivered
in the Presence of

RI: WALKER.
RO: WHITE.

JAM: SPELMAN, Dep^y



HEN: SPELMAN.



*The impression on the Seal is not clear, but it seems to represent
Hale's Crest (p. 66), so that the Sheaf of Arrows may be deemed to
have been the Mark of the Society from the time of its Establishement.*

Memorandum That the wthin named William Paine for the better security of y^e paym^t of the sume of Two hundred & six pounds of Lawfull money of England to Henry Harding of the Parish of St. Margaretts Westm^r in the County of Middx Gent, and John Hall of y^e same Parish shoomaker According to a certaine Indenture of Assignement by way of Mortgage beareing date the three & twentieth day of November last past before the date hereof made Between Elizabeth Bromhall of London Widow & the s^d William Paine of the One part, and y^e s^d Henry Harding & John Hall of y^e other part of y^e House wthin mencioned and of One other house scituate on the East side of Darby Court in Westm^r afores^d now in y^e possession of y^e s^d W^m Paine, Hath Assigned Transferred and sett over and by these p'sents doth Assigne, transferr and sett over unto the s^d Henry Harding and John Hall their Execut^r Adm^rs & Assignes the within written Instrument or Policy of Assurance and all moneyes benefit Proffitt & advantage which shall or may arise grow or become due or to be had or recovered thereupon And all the Right Title clayme & Demand of him the s^d William Paine of in or to the Same. Provided allwayes and it is agreed Between y^e s^d parties That the s^d Henry Harding & John Hall their Exec^r Adm^rs or Assignes shall surrender & reassigne this Instrument or Policy of Assurance to y^e s^d William Paine his Exec^r Adm^rs or Assignes upon payment of y^e s^d Sume of Two hundred and six pounds as aforesd. In witnessse whereof the s^d William Paine hath hereunto sett his hand and Seale this Eighteenth day of December Annoq: Dni 1686.

Sealed & delivered
in the presence of STEPHEN BOMONT.
BARTH. BALDWIN.

WILLIAM PAINE.



Memorand. That the above-named Henry Harding and John Hall (by and with the Consent and direction of the within named William Paine) for diverse good Causes and Consideracons them hereunto moving, Have assigned transferred and set over and by these presents do clearly and absolutely assigne transferr and set over unto Edward Hooper of the parish of St. Martin in the ffelds in the County of Middx Coachmaker his executors administrators and assignes the within-written Instrument or Policy of Assurance ; and all moneys benefit profit and advantage which shall or may arise, growe or become due, or to be had or recovered thereupon, and also the above written Assignment, and all the Right, Title, Clayme and demand of them the said Henry Harding and John Hall of in or to the same. In witness whereof they have hereunto set their hands and Seales the three & twentyeth day of May, Anno Dni 1687.

Sealed and delivered
in the presence of BARTH. BALDWIN.
the mark of
RICH^D. + MORGAN.
RI: BRAYNE.

WILLIAM PAINE.



HEN. HARDING.



JOHN HALL.



ROYAL EXCHANGE ASSURANCE CORPORATION.

We are indebted to Mr. Bain for the loan of a policy of this Corporation, of which the following is a copy :—

Picture heading.

HOUSE No. 23168	In a square with ornamental border and floriated corners, is a Circle containing a view of the	The policy bears stamps for 2s. 4d. 6d. 6d. 6d.
Royal Exchange surmounted by a Crown and surrounded by an Inscription,		

ROYAL EXCHANGE ASSURANCE FROM FIRE.

1,200*l.*

***By the CORPORATION of the ROYAL-EXCHANGE ASSURANCE
of HOUSES and GOODS from FIRE.***

This present Instrument or Policy of Assurance Witnesseth, That whereas Doctor Benjamin Hoadley agreed to pay into the Treasury of the Corporation of the Royal-Exchange Assurance at their Office on the Royal Exchange, London, the sum of One pound ten shillings for the Assurance of

Twelve Hundred Pounds on a House now Building intended for his Dwelling house brick built situate next Mr. Holland's, in Charles Street, near St. James's Square from Loss or Damage by Fire. Now know all Men by these Presents, That the Capital Stock, Estate and Securities of the said Corporation shall be subject and liable to pay, make good, and satisfy unto the said Assured his Heirs, Executors, or Administrators, any Loss or Damage which shall or may happen to the said House by Fire within the Space of twelve Calendar Months, from the Day of the Date of this Instrument or Policy of Assurance, not exceeding the sum of Twelve Hundred Pounds, and shall so continue, remain, and be subject and liable, as aforesaid, from Year to Year, to be computed from the Seventh Day of November, in every Year, for so long Time as the said Assured shall well and truly pay, or cause to be paid, the Sum of One pound ten shillings into the Treasury of the said Corporation, on or before the Seventh Day of November, which shall be in each succeeding Year, and the said Corporation shall agree thereto by accepting and receiving the same, which said Loss or Damage shall be paid in Money immediately after the same shall be settled and adjusted, deducting only three pounds p. cent., or otherwise if the said Loss or Damage shall not be adjusted, settled, and paid (making such Deduction as aforesaid) within Sixty Days after Notice thereof shall be given to the said Corporation by the said Assured that then the said Corporation, their Officers, Workmen or Assigns, shall, at the Charge of the said Corporation, immediately after the End and Expiration of the said Sixty Days begin to build or repair the said House so burnt or damaged by Fire, and within a reasonable Time put the same into as good a Condition as it was in at the Time when such Fire happened, the Wainscot, Sculpture or Carving Work thereunto belonging (if any) being, in Case of an Adjustment of the said Loss or Damage, to be rated and valued at no more than Three Shillings per Yard; and in case of rebuilding or repairing by the said Corporation, to be made good according to that rate and value, and not otherwise: Provided always nevertheless, and it is hereby declared to be the true Intent and Meaning of this Deed or Policy, that the said Stock, Estate and Securities of the said Corporation shall not be subject or liable to pay, or make good to the Assured, any Loss or Damage by Fire, which shall happen by any Invasion, Foreign Enemy, or any Military or Usurped Power whatsoever.

Provided also, that this Deed or Policy shall not take place or be binding to the Corporation until the Premium for One Year is paid, or in Case the said Assured shall have already made, or shall hereafter make any Assurance upon the House aforesaid, unless the same shall be allow'd of and specified upon the Back of this Policy,

or if the said House at the Time when any such Fire shall happen, shall be in the Possession of, or Lett to any Person who shall use or exercise therein the Trade of a Sugar-baker, Apothecary, Chymist, Colourman, Distiller, Bread or Bisket-baker, Ship or Tallow-chandler, Oylman, Stable-keeper, Inn-holder, or Maltster, or shall be made Use of for the stowing or keeping of Hemp, Flax, Oyl, Tallow, Pitch, Tarr, or Turpentine, but that in all or any of the said Cases these Presents, and every Clause, Article and Thing herein contained, shall cease, determine, and be utterly void and of none Effect, or otherwise shall remain in full Force and Virtue. In Witness whereof the said Corporation have caused their Common Seal to be hereunto affixed the Seventh Day of November, in the twentieth year of the Reign of our Sovereign Lord George the Second, by the Grace of God of Great Britain, France, and Ireland, King, Defender of the Faith, etc., Annoq : Dom. 1746.

By order of the Court of Directors,
ABRA. GEE, Secretary.



N.B.—The Court of Directors have ordered sealed Receipts to be given for all subsequent Payments, and no other will be allowed of, except such as shall be given in the Countries by the Company's Agents there, and that all Receipts for more than One Year be witnessed by Two of the Directors: Nor is this Policy to be of any Force, if Assign'd, unless such Assignment be allow'd by an Entry thereof in the Books of the Company.

Endorsed.

No 23168.

Doct^r Benjⁿ Hoadley,

7 Nov 1746 at 2/6 p. ct. £1,200.

Prem ^r for 7 years	£8	8	0
Policy, &c.	0	7	6
<hr/>			
	£8	15	6

Rece^d the prem^r for seven years
for the Treas

SAM^L REMINGTON.

Witness CHARLES PHILLIPPS.

JOSIAH BULLOCK.

31 Jany 1789.

MEM. The Building within mentioned being Assigned to Jno Beard of St James Market Baker, and William Davis of Henrietta Street Cavendish Square by a Deed bearing Date 5 Jany 1789 is hereby allowed.

Recd 2/6.

N 33 f 275.

By Order of the Committee,

MATTHEW WARD.

We offer thereon a few remarks.

1. The Insurance is not made to expire at any specific quarter day.
2. Many of the conditions of Insurance are embodied in the policy, a most unusual thing, especially at the date of the policy.
3. Although the Royal Exchange in proposals dated 1722 declared that losses were not subject to any deduction, we here find in 1746 a declaration that 3 per cent. would be deducted.

This may throw some light upon the date of the unidentified proposals of the *London Corporation* (p. 176), which Walford stated contained a clause declaring that 3 per cent. would be deducted from amounts paid for losses.

4. We would call attention to the statements respecting receipts for Renewal premiums. We presume that the receipts given "in the Countries by the Company's Agents there" were endorsed upon the policies, as had been the practice in early times both in town and country.

LONDON ASSURANCE CORPORATION.

Mr. Bain has favoured us with the sight of a Life Policy issued by the *London* as per following copy.

It is singular that the *Corporation* designated itself as a Fire Office only and issued a Life Policy under that name.

<i>In a Circle, Britannia</i>	Stamps value <i>2s. 4d. 6d. 6d. 6d.</i>
seated, looking to the left ;	
on the right the City of London Arms,	
on the left the Irish Harp.	
Inscription round, London Assurance from Fire.	

LIFE POLICY.

No. 1438.

*By the GOVERNOR and COMPANY of the LONDON ASSURANCE
of HOUSES AND GOODS FROM FIRE.*

In the name of God, Amen. John Cecil, of St. George, Hanover Square, Chymist,

Doth make Assurance, and causeth himself to be assured upon the Natural Life of Peter Bennett of Isleworth, Gent., aged Forty-five Years, for and during the Term and Space of Twelve Calendar Months, to commence this Eighteenth Day of July in the Year of our Lord One Thousand Seven Hundred and Fifty-one, and fully to be compleat and ended. And it is Declared, that this Assurance is made to and for the Use, Benefit, and Security of the said John Cecil, his Executors, Administrators, and Assigns, in case of the Death of the said Peter Bennett within the Time aforesaid, which the above Governor and Company do allow to be a good and sufficient Ground and Inducement for the making this Assurance; and do agree that the Life of him the said Peter Bennett is and shall be rated and valued at the Sum Assured, without any farther Account to be given to them for the same: The said Governor and Company therefore, for and in Consideration of Five Pounds per Cent. to them paid, do assure, assume, and promise, that he the said Peter Bennett shall, by the permission of Almighty God, live, and continue in this Natural Life, for and during the said Term and Space of Twelve Calendar Months, to commence as aforesaid; or in Default thereof, that is to say, in case he the said Peter Bennett shall in or during the said Time, and before the full End and Expiration thereof, happen to die or decease out of this World by any Ways or Means whatsoever, That then the abovesaid Governor and Company will well and truly satisfy, content, and pay unto the said John Cecil his Executors, Administrators or Assigns, the Sum or Sums of Money by them Assured, and here underwritten, abating Two Pounds per Cent. Hereby promising;

and binding themselves and their Successors to the Assured, his Executors, Administrators, and Assigns, for the true Performance of the Premises, confessing themselves paid the Consideration due unto them for this Assurance by the Assured.

Provided Always, And it is hereby declared to be the true Intent and Meaning of this Assurance, and this Policy is accepted by the said John Cecil upon Condition that the same shall be utterly Void and of no Effect, in case the said Peter Bennett shall exceed the Age of Forty-five Years or shall voluntarily go to Sea, or into the Wars, by Sea or Land, without License in Writing first had or obtained for his so doing, any Thing in these Presents to the contrary hereof, in any wise notwithstanding. In Witness whereof the said Governor and Company have caused their Common Seal to be hereunto affixed, and the Sum or Sums by them assured, to be here under-written, at their Office in London, this Eighteenth Day of July in the Twenty-fifth Year of the Reign of our Sovereign Lord George the Second by the Grace of God, of Great Britain, France and Ireland, King, Defender of the Faith, etc. And in the Year of our Lord One Thousand Seven Hundred and Fifty-one.

150*l.* The said Governor and Company are content with this Assurance for One Hundred and Fifty Pounds.

By Order of the Court of Directors,

JO. SEDGWICK.

Seal.

London Assurance
from Fire.

Endorsed,

E E

No 1438 July 18th 1751

Mr John Cecil

On the Life of

Mr Peter Bennett

150 <i>l</i> at 5 <i>l</i> p. ct.	£	7	10	0
Policy		0	4	6
<hr/>				

£7 14 6

Recd 18th July 1751

Jo. SEDGWICK.

The Office covenanted to pay the sum insured if the Life Assured "happen to die or decease out of this world by any ways or means whatsoever," thereby ignoring Suicide and Duelling.

The Policy was also to be void if the Life Assured "shall voluntarily go to sea, or into the wars, by Sea or Land, without License." We presume therefore that Impressment did not vitiate the Insurance.

A deduction of 2 per cent. was to be made from the sum insured if the Policy became a claim.

LLOYDS'.

Our attention has been called to a supposed inaccuracy at p. 182 with reference to the date (1850) when the form of Policy was altered.

Our authority for the statement was Martin's *History of Lloyds*, 1876. He stated that the Form, "In the name of God," was adopted

12 January, 1779. The sole modern change consisted in the omission of this good old pious phrase, for which has been substituted the sentence, "Be it known that." The change, he said, from the pious to the profane dates from the year 1850.

We are indebted to friends for an inspection of two Lloyds' policies, both declared to have been executed on 25 June, 1867.

One Policy commencing "In the name of God, Amen," bears the following Stamps:—

10s. Stamp . 14 . 5 . 66. { Distributor of Sea Policy Stamps,
1s. Stamp . 14 . 5 . 66. { London, delivered 13 June, 67.

The other policy commencing "Be it known that," bears the following Stamps:—

12s. 6d. Stamp, no date thereon, but alongside thereof is one
London.
A Crown.
7 . 6 . 67.
P.

There is also a Stamp:—

Distributor of Sea Policy Stamps, London,
delivered 18 June, 1867.

These dates prove that the two different Forms of Policy were in use concurrently for some years.

BATH FIRE OFFICE.

Mr. Bain is in possession of the following Documents relating to this Office.

1. Copy of the first proposals of the Office, dated 25 March, 1767.
2. Policy No. 2,898 issued Sept., 1777, with a reference to the proposals just mentioned.
3. Caution to Servants.

Proposals.—The preamble is the same as that given at p. 205, and the conditions similar to those of the *Sun*.

There is no reference to any price per yard for Wainscot, etc.

The rate for Common Insurances up to £3,000 is given as 2s. per cent., whilst all the other Rates are the same as those quoted by the *Sun*.

The *Bath* Office would seem to have set the example of underselling the London Offices (we have no evidence that the *Bristol Crown* did), and was followed by the Bristol Offices, as stated, p. 208.

The *Bath* declared that losses would be paid "*without any deduction whatever.*" The *Sun* apparently did not abandon the practice till 1782.

Policy.—The printed wording is a copy of that of the *Sun*. The picture is as described at p. 204.

One of the Directors who signed the policy was John Ford, possibly and *very probably* the father of Mr. Charles B. Ford, of the *Sun*.

There was only one witness to the Directors' signatures.

The Sheet of Proposals in which the policy was enclosed was endorsed—

No. 2898.

Premium	6	0
Policy	8	6
	14	6

Caution.

BATH FIRE OFFICE.

Abstract of the Clause in the Act of Parliament of the Sixth Year of Queen ANN (sic) with respect to Servants carelessly setting Fire to Houses.

It was formerly the practice of various Offices to distribute such Documents amongst their Insured.

MANCHESTER FIRE OFFICE.

Mr. Bain likewise possesses a Copy of the original proposals of this Office, dated 26 December, 1771, and also a policy, No. 667, issued 17 April, 1773.

Proposals. The picture at the head is the figure of a Lion standing on a thick band, the left fore-leg raised.

No reference is made to the Insurance of Ships.

The preamble is as follows :—

Whereas the Insurance of Private property from Loss or Damage by Fire, tends not only to the Extension of Commerce, but also to the Ease, Security, and Preservation of many reputable Families, who otherwise might be exposed to Distress, Indigence, and Ruin ; Therefore to promote a Work of such Public Utility, this Society have determined to open an Office for the Insurance of Houses, Goods, and Mercantile Effects : And, in order to render the Security to the Assured unexceptionable the sum of FIFTY THOUSAND POUNDS is established by the Assurers, to answer and make good all Losses or Damages sustained by the Persons insured at this Office. And, for the better Information of Individuals, the public are hereby apprized, that INSURANCES may be made on the following TERMS and CONDITIONS :—

The conditions are the same as those of the *Bath Fire Office* of 1767, with only a few trifling exceptions, and were evidently based upon those of the *Sun*.

The price for Wainscot, etc., is limited to 3s. per yard.

As to *Rates*, those for the third and fourth items of Common Insurances are quoted as 2s. 6d. per cent. as specified by *Sun*, instead of 2s. as in *Bath* proposals.

The *Manchester* as well as the *Bath* declared that Losses would be paid "without any deduction whatsoever."

Policy. No. 667, issued 17 April, 1773.

Signed by	WILLIAM ALLEN.	A separate seal for each.
	ROGER SEDGWICK.	A paper over wafers, each
	EDW ^D . PLACE.	with an impression,

Signed, etc., in the presence of us,	A Lion rampant between an inscription
THOS. BEWLEY.	<i>Manchester Fire Office.</i>
RICHARD YATES.	

Three months later the Office only required one witness to the Directors' signatures.

At right hand corner at the bottom is written the name of their Liverpool Agent, a further evidence of the ways of the *Sun* being introduced to the *Manchester* by Mr. Bewley.

The printed text of the Policy is similar to that given at p. 210.

The Policy was, as customary, enclosed in a Sheet of Proposals, which was endorsed—

No 667 MRS. ANN ADDISON (*Insured*).

MR. ANSDELL,

Liverpool (*Agent*).

Policy	8	6
Premiums.	6	0
	<hr/>	
Carr ^a	14	6
	<hr/>	
Indorsement	0	6
	<hr/>	
	15	0
Indorsement	2	6
	<hr/>	
	17	6

IRISH OFFICES.

Through the *Sun* Insurance Office we have received an interesting and important communication from Mr. W. Coote, their Resident Secretary in Dublin.

It appears that he had in his possession a small volume of Directories of Dublin for the year 1788, and on examination thereof he found records of three Irish Offices, two of which were unnoticed by us.

We have been favoured with an inspection of the volume, which

consists of three works bound together, the titles of which, and the references to Insurance Companies mentioned therein, are as follows:—

The
Gentleman's and Citizen's

ALMANACK.

Compiled by

SAMUEL WATSON, Bookseller,

For the year of our Lord 1788.

(*Long description of Contents.*)

DUBLIN,

Printed for SAMUEL WATSON, Bookseller, at No. 71 in
Grafton Street, and THOMAS STEWART, Bookseller,
No. 1, King-Inns-Quay, 1788.

In the Index of the principal Tables and Lists,
under *Fire* are entered

- (Dub.) Insurance Company.
- (Hib.) Insurance Company.
- (Gen.) Insurance Company.
- (Irish) Insurance Company.

and under *Insurance Company* (Hib.) from Fire.

- (Gen.) from Fire.
- (Dub.) from Fire.
- (Irish) from Fire.

There is no reference to Marine or Life Insurance Companies in the Index.

Bound up with the preceding is

THE

ENGLISH REGISTRY

For the YEAR of our LORD, 1788.

(By John Exshaw, Bookseller)

OR

A Collection of *English Lists* ;
(*Long List of Contents*),

Fitted to be bound with WATSON'S ALMANACK.

Following the above is

WILSON'S

Dublin Directory

for the YEAR 1788.

(*Statement of Contents.*)

A Representation of Royal Exchange,
Dublin.

DUBLIN :

PRINTED FOR WILLIAM WILSON (No. 6) DAME STREET.

(Price a British Shilling).

A plan of Dublin seems to have been originally annexed to this Book.

The following is a copy of the Notices of those Offices as appearing at page 2 of Watson's Almanack, and we have added thereto some notes upon the announcements in Wilson's Directory :—

INSURANCE COMPANIES AGAINST FIRE

(AUTHORIZED BY ACT OF PARLIAMENT).

HIBERNIAN INSURANCE COMPANY OF IRELAND AGAINST FIRE.

Office kept at No. 15, Crampton Court, DUBLIN,
Mr. Christopher Deey, Secretary.

GENERAL INSURANCE COMPANY OF IRELAND AGAINST FIRE,

Office kept at No. 85, Dame-Street, corner of Crampton Court, DUBLIN,
Mr. John Barber, Public Notary, *Secretary*.

**IRISH INSURANCE COMPANY,
for Ships, Merchandise, and Lives,**

HAVE a Capital Stock of 150,000*l.* for the Purpose of insuring Ships, Merchandise, and Lives, upon the most liberal Terms, and keep their principal Office at the House of their Secretary, John-Talbot Ashenhurst, No. 33, New-buildings, Dame-Street, and No. 5, Crampton Court, Dublin. The Board of Directors sit daily for the Dispatch of Business, and the Members are composed of the principal Merchants and Traders of Dublin, Cork, Belfast, and the several other Cities and Towns of Trade in Ireland.

DUBLIN INSURANCE COMPANY AGAINST FIRE,

Office kept at No. 33, *New-buildings, Dame Street, DUBLIN.*

Mr. John-Talbot Ashenhurst, *Secretary.*

. The above Companies have each Subscribed a very large Capital Stock, as a Security to the Public against any accidental Fire, and the Business of the whole is conducted on the most liberal plan.

Each Company have also appointed Agents for transacting their Business, in all the Cities and principal Country Towns in Ireland ; and the Charges for Insurance are regulated agreeable to the following Table.

A TABLE of Annual Premiums to be paid for Insurance against Fire.

<i>Sums Insured.</i>	<i>Common Insurances per Annum.</i>	<i>Hazardous Insurances per Annum.</i>	<i>Doubly Hazardous Insurances per Ann.</i>
<i>Any Sum not exceeding 500<i>l.</i></i>	<i>2s. 6d. per cent.</i>	<i>3s. 6d. per cent.</i>	<i>5s. od. per cent.</i>
<i>500<i>l.</i> to 750<i>l.</i></i>	<i>2s. 6d. per cent.</i>	<i>3s. 9d. per cent.</i>	<i>6s. od. per cent.</i>
<i>750<i>l.</i> to 1,000<i>l.</i></i>	<i>2s. 6d. per cent.</i>	<i>4s. od. per cent.</i>	<i>6s. 6d. per cent.</i>
<i>1,000<i>l.</i> to 1,500<i>l.</i></i>	<i>3s. od. per cent.</i>	<i>5s. od. per cent.</i>	<i>7s. od. per cent.</i>
<i>1,500<i>l.</i> to 2,000<i>l.</i></i>	<i>3s. 3d. per cent.</i>	<i>5s. od. per cent.</i>	<i>8s. od. per cent.</i>
<i>2,000<i>l.</i> to 3,000<i>l.</i></i>	<i>3s. 6d. per cent.</i>	<i>6s. 3d. per cent.</i>	<i>10s. od. per cent.</i>
<i>3,000<i>l.</i> to 3,500<i>l.</i></i>	<i>3s. 9d. per cent.</i>	<i>By Special Agree- ment.</i>	<i>NOTE.—Flour Mills are to be rated as Hazardous.</i>
<i>3,500<i>l.</i> to 4,000<i>l.</i></i>	<i>3s. 9d. per cent.</i>		
<i>4,000<i>l.</i> and upwards.</i>	<i>5s. od. per cent.</i>		

Wilson's Directory.

At page 10, under *Public Offices and Buildings*, we find

Insurance Office, for Lives, Merchandise, and Ships,	6, Crampton-court.
" " General Fire	Dame-street.
" " Hibernian Fire	Crampton-court.
" " Dublin Fire	Exchange Alley.

At page 121 are given particulars of

INSURANCE COMPANIES AGAINST FIRE

as contained in Watson's Almanack with these differences :

In notice of Dublin Fire Office, for Country Towns *read* County Towns.

In Table of Rates—last three Items of Doubly Hazardous—

say, By Special Agreement.

And a General Note,

N.B.—Flour Mills also by Special Agreement.

The mention in page 10 of the Insurance Office for Lives, Merchandise, and Ships is the only notice of the IRISH INSURANCE COMPANY.

Upon the foregoing we have to offer the following remarks :—

HIBERNIAN.—It will be observed that the Notice represents the Office as one for Fire Insurance only. As stated at p. 208 the Office was founded for Fire, Life, and Marine Insurance.

We had our doubts whether the Company ever transacted Marine Business, and although it transferred its Life Business to the *National* of Ireland in 1839, it is not impossible, considering the notice of 1788, that at that time it had not commenced that branch of business.

The Secretary of 1788, Christopher Deey, was a Public Notary, in partnership with Robert Deey, at No. 16, Crampton Court, Dublin, and the firm were Secretaries to the Lottery Commissioners.

GENERAL.—Of this Company we had never previously heard, and even now our knowledge is limited to the above notice. It is evident that such an Office existed, but we think we may safely say that it had not any connection with the scheme of that name of the year 1720, p. 197.

IRISH.—Whilst this is indexed in Watson's Almanack as a Fire Insurance Company it will be observed that it was really *for ships, merchandise, and lives*; as a further proof of which we may remark that its Secretary, a Public Notary, was also Secretary of the *Dublin* Insurance Company against Fire, and it is not probable that he would have carried on two Fire Offices at the same time.

We would also call attention to the notice of the Company given above from Wilson's Directory.

DUBLIN.—The name of this Company was known to us, but in the absence of any information respecting the date of its establishment w

had deemed it to belong to the nineteenth century. It is very satisfactory to have at length some distinct evidence of a time of its existence, though we are still without information as to the exact date of its establishment and how long it was in operation.

In *Nottingham Journal*, 27 March, 1835, it was stated that the *Dublin Fire Office* amongst other Companies named had broken down within thirty years.

The order in which the Companies are placed in the notice induces us to think that the date order of establishment is indicated, and that the *Hibernian* having been founded in 1771, the organisation of the *General* and *Dublin* was between that date and the year 1788.

We have stated, p. 199, that we were not aware of any *Irish Company*, whose business the *British* could have absorbed.

The discovery of the existence of the *General* and *Dublin* prior to the establishment of the *British*, and the above statement respecting the discontinuance of the *Dublin* suggest the possibility of the business of the *General* having been taken over by the *British*.

In such case we should have a possible, not to say a probable, solution of the question why the *British* adopted the title of *British and Irish* for their Dublin branch.

In Watson's Almanack the names and addresses of the City Fire-Engine keepers are given, and it is stated that the several parish engines may be heard of at the Churches in the day, and the Guardhouses in the night.

We may therefore presume that the Irish Offices did *not* keep engines nor a staff of firemen of their own.

English Money was exchanged at the rate of 1*l.* 1*s.* 8*d.*, Irish for 1*l.*, English.

AMERICA.

Part I., chap. x., p. 252.

From a history of the *Insurance Company of North America*, Philadelphia, Marine, 1792, Fire, 1794, kindly lent by Mr. Mannering of the *Sun*, we have obtained such information as satisfies us that our conjecture was correct that the statement that "The first Insurance Office in New England was established in Boston in 1724," had reference to Marine Insurance.

In that work the history of Marine Insurance in Philadelphia is traced from 1701, and various Offices were opened from time to time for the conduct of the business, and these were spoken of thus:—

The (*or an*) Insurance Office for shipping is kept by, etc.

The Offices so referred to were really Brokers' offices, where people'd go an underwrite risks.

The first book published in America in which reference was made to insurance was, it is said, by Francis Rawle, 1725, printed by Benjamin Franklin, and entitled,—

Ways and Means for the Inhabitants of Delaware to become Rich.

The course of action at Philadelphia was followed at New York, and we feel assured that Boston was not behind in adopting the system.

We do not give any particulars relating to the Insurance Company of North America, as it was established after the States had ceased to form part of the British Dominions.

PHILADELPHIA.

1784.

Mutual Assurance Company, or Green Tree Office.

p. 255.

We are now enabled to give full particulars relative to the establishment of this Office.

The *Contributionship Society* of 1752 having, as stated by Walford, refused any longer to insure houses having shade trees, the objectors to their action proceeded to the formation of a Society, by which on payment of an additional deposit people could have their insurances and their trees.

The following advertisement appeared in the *Gazette* of 25 August, 1784:—

Philadelphia, 10 August, 1784.

A NEW SOCIETY

For insuring Houses from Loss by Fire.

A great number of the Citizens of Philadelphia, who are proprietors of houses in the City and its Suburbs, many of whom now are or have been Members of the *Philadelphia Contributionship for insuring Houses from Loss by Fire* have found it convenient and agreeable to them to have trees planted in the Streets before their houses, which the said *Contributionship* have thought proper to prohibit by one of their bye-Laws, although the same is expressly permitted by a Law of the State, and notwithstanding application has been made by above forty of their Members to have the said bye-Law repealed, who signified their willingness that an addition should be made to the Premium of their Insurance for the supposed risque attending trees in cases of fire, as is now done with respect to bakehouses, Coopers, Apothecaries, and Oilmen's Shops, stores containing pitch, tar, brimstone, etc., which application has been rejected.

Wherefore a number of persons desirous of having their houses insured from loss by Fire, and seeing themselves precluded from the advantages of the present Institution, have judged it necessary to form another Society for the purpose aforesaid, and have entered into an Agreement that as soon as so many persons as have property in houses to the value of One Hundred thousand pounds collectively shall have signed the said Agreement a Meeting of the Subscribers should be called to form a plan for the Management of the intended Society.

That having no intention to prejudice the Institution already Established, ~~and~~ being only actuated by a desire to secure their own property, they further agreed ~~to~~

if the bye-Law above referred to shall be repealed within Ten months from the date of their Agreement, which was the 5th of July, 1784, that then their said Agreement should be void, or otherwise to be carried into Execution.

Subscriptions to near the Amount above prescribed having already been made at a Meeting of the Subscribers, it was unanimously agreed to lay their proceedings before the public, and to inform such as are disposed to join them that Subscription papers are lodged at, etc.

Gazette, 27 October, 1784.

The Office of the Mutual Assurance

Company for insuring Houses from Loss by Fire,

is kept by the Subscriber at his house in Quarry Street, between Moravian Alley and Third Street, where the Members of the said Company and all others desirous of having their property insured may apply.

Applications will also be received at the Store of Mr. Matthew Clarkson in Front Street, between Market and Arch Streets.

JOHN JENNINGS, Clerk.

Article xxxii. (though Walford says 22) of Deed of Settlement is as follows, in lieu of that given at p. 255 : That there be an addition to the Deposite money upon the Insurance of all houses having trees planted before them, and also for trees planted in yards near the houses, which addition shall be determined by the Trustees and be in proportion to the risque such trees may occasion. All trees planted near Houses shall be trimmed every Fall in such manner as not to be higher than the Eaves of the houses. And trees planted after Insurance made must be reported to the Office, and the additional Deposite paid within twelve months after they are planted, or the Deposite money will be forfeited and the Insurance become void.

The extra Rate was apparently $\frac{1}{4}$ per cent.

The Company, from its badge, became known as the *Green Tree Company*.

MARKS.

We are indebted to the courtesy and kindness of Mr. J. Griswold, of Brooklyn, New York, author of the *Fire Underwriters' Text-Book*, etc., for a copy of the *Chronicle* of 24 December, 1891, containing a most interesting article by him on—

Fire Insurance Companies and their Emblems.

HOUSE-MARKS OR BADGES : TRADE-MARKS, PLAQUES OR HOUSE-PLATES OF ANCIENT AND MODERN TIMES.

With numerous illustrations, very many being reproductions of photographs which he was permitted to take from the originals in the possession of Mr. L. C. Madeira, Underwriter of Philadelphia, who it is believed has the largest Collection of House Marks in the United States.

The mark adopted by the *Phoenix* of 1782 appears to be a copy of that used by the Fire Office of 1680, with the addition of the word "Phoenix" beneath.

From the information given by Mr. Madeira, Mr. Griswold has been

able to furnish a solution of the question respecting the firemark referred to in p. 373, which was found on the Old Wharton Mansion in Philadelphia, and which is now in the possession of the *Old Green Tree* Office of that city. Our conjecture was right as to its being the mark of a modern Company, and from an unpublished history of the *Firemen's Insurance Company*, Baltimore, Mr. Griswold gives sufficient description (in addition to a picture) of the Badge of that Office as to satisfy us that it was their firemark which was referred to.

There is however one point of difference—the original Badge was circular, with a ring at the top for the purpose of hanging it on a hook.

Every Building insured was to have a Badge, which was to be returned to the Office when the owner discontinued the Insurance.

The Company may have found that such movable Badges were capable of being stolen, and so have altered the shape to one foot square as more convenient for affixing to houses.

We therefore feel justified in saying that the Mark appertained to the *Firemen's* and *not*, as we had suggested, to the *Franklin* Insurance Company.

OFFICES TAKEN OVER BY SUN.

To the list given at page 399, we are informed, may be added—

Frontier, King Williams Town, Cape Colony, in 1891.

Queenstown, Cape Colony, in 1893.

CHESTS.

On the occasion of a recent visit to Abbotsford, the writer found there two of the Brass-bound wooden Boxes referred to at p. 384; one loose, the other screwed down to a Table.

They were both of the same size, and, so far as recollection serves, of about the same size as the one at Eridge Castle.

MILES COVERDALE.

p. 381.

The statement that the Remains of Coverdale were re-interred at Exeter has long been so strongly impressed upon the mind of the writer that he has believed it to be the fact.¹ He can only imagine that such a removal to Exeter was contemplated when the remains were

¹ He is not a solitary instance of such belief.

discovered and the disposal thereof discussed, but was not carried out for the reason which will presently appear.

In the *Times* of 18 August, 1893, is the report of proceedings in the Consistory Court of London with reference to the removal of human remains from the Church of St. Magnus the Martyr, London Bridge.

The Rector of the parish is reported as stating that it would be 'agreeable to him and others connected with the church that the remains of Bishop Coverdale should be retained there, and he was prepared to take steps to provide a suitable sarcophagus.'

The Vestry Clerk, one of the Churchwardens, and the Architect and Surveyor are reported as saying that "as yet Bishop Coverdale's coffin had not been discovered."

In reply to a communication which the Writer addressed to the Vestry Clerk, that gentleman sent copy of an Inscription on a Tablet affixed to one of the walls in St. Magnus Church, and intimated that he had no knowledge of any removal of the remains to Exeter.

Near this Tablet, in a Vault, made for that purpose,
are deposited the bones of
Miles Coverdale,
formerly Bishop of Exeter, and Rector of the Parish
of St. Magnus the Martyr, in the year of our Lord, 1564.
His remains were interred, in the first instance,
in the Chancel of the Church of St. Bartholomew,
Exchange; but on the occasion of that Church
being taken down, they were brought here, on
the 4th October, 1840, in compliance with the
wishes, and at the request of the Rector,
the Rev. Thos. Leigh, A.M., and
Parishioners of St. Magnus the Martyr.

On communicating with the Chapter Clerk at Exeter, that gentleman kindly referred to the Chapter Books of the period, and informed us that there was no record of any removal of the remains to Exeter, nor had he ever heard any suggestion of the kind.

It appears that the remains were placed in an Elm Case 5 ft. 9 in. x 20 in., with an extra strong outside Leaden Coffin, with a plate bearing a long inscription, said plate being soldered on the leaden coffin.

Under these circumstances the question arises :—

What has become of Miles Coverdale's remains ?

Such a coffin and plate (probably brass) could not in 50 years have become annihilated. One would have thought that the Vault "made for that purpose" could have been easily recognised, and that no other sarcophagus could be necessary.

We put the question to the Vestry Clerk—Has the REAL Coverdale Vault been discovered and examined ? and we conclude with his reply—

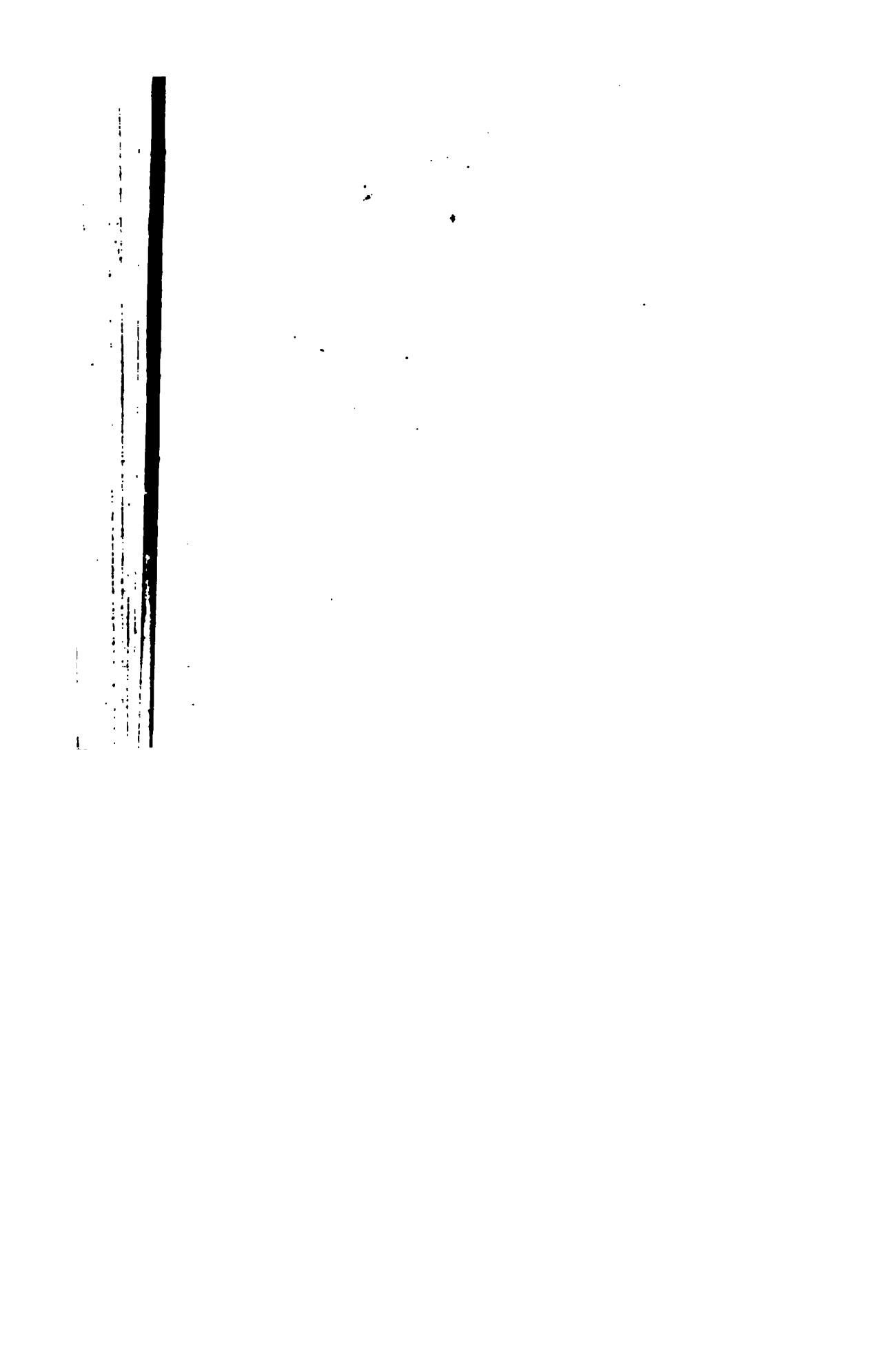
"It is impossible to say, until further search, where the remains of Bishop Coverdale are interred, and it is most probable that there is a vault near to or adjoining the one already opened, which has not yet been discovered."

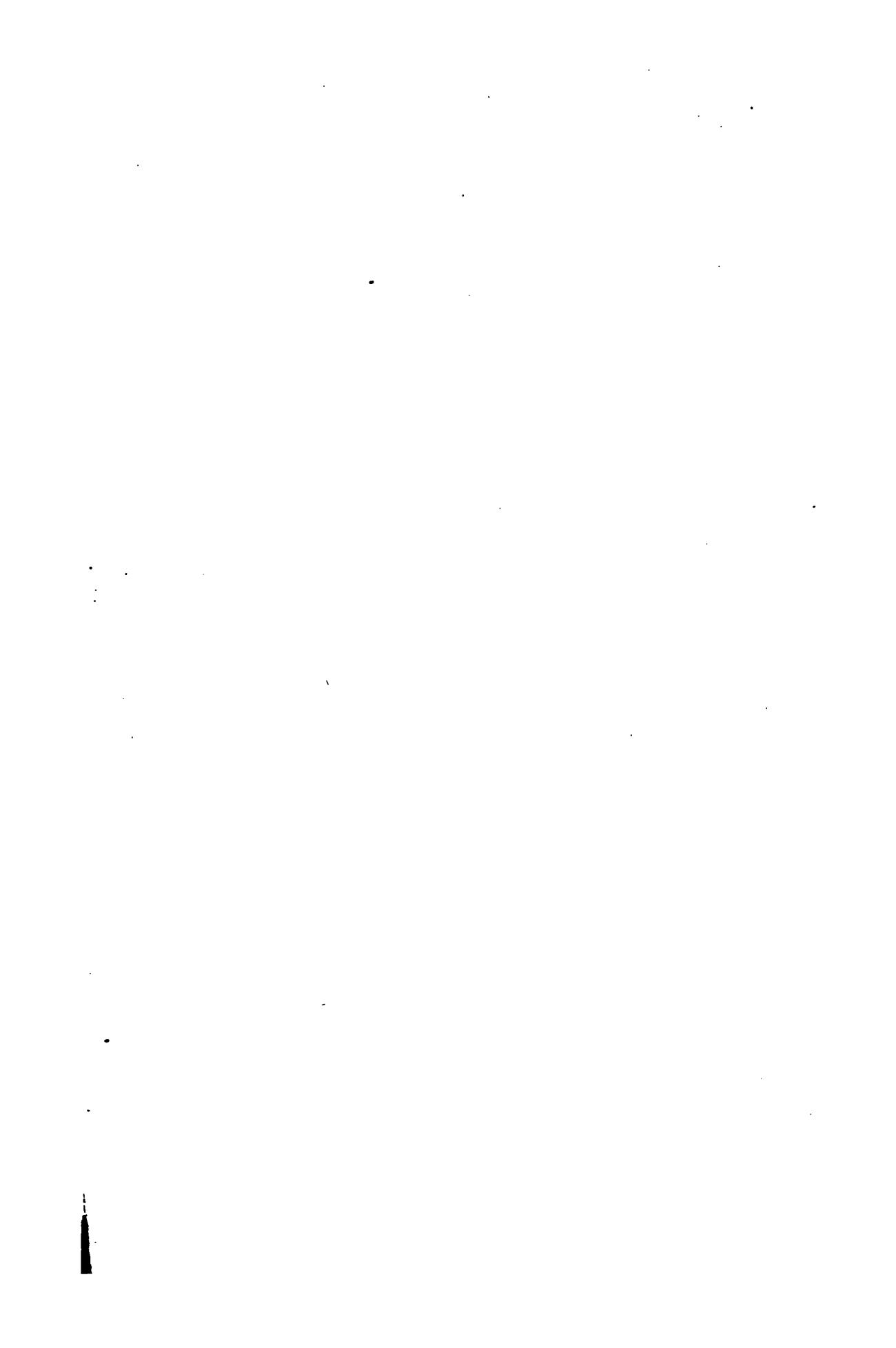
21 November, 1893. At the last moment we have been favoured with the following communication from the Vestry Clerk, which is very satisfactory.

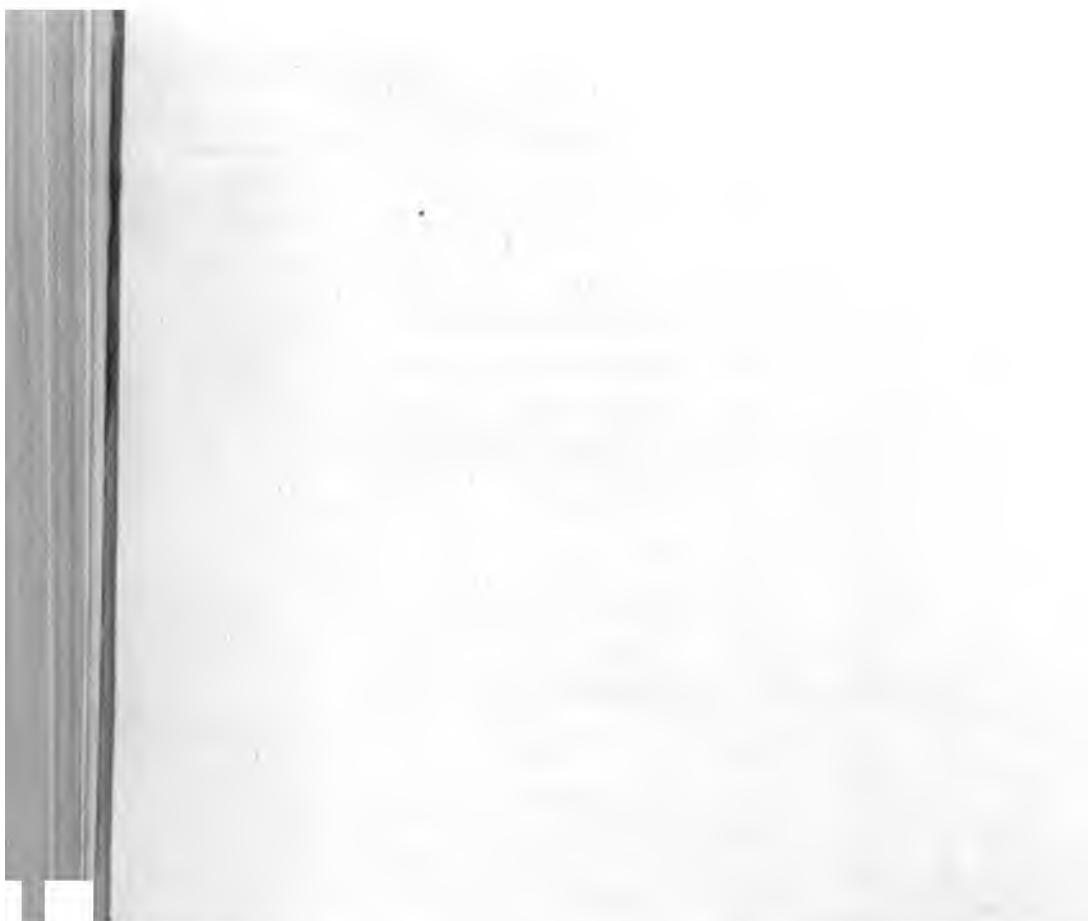
"The Vault containing the Coffin with the remains of Bishop Coverdale has been discovered, and the Judge of the Consistory Court has ordered that the Coffin shall not be removed, but that the Vault shall be concreted over."

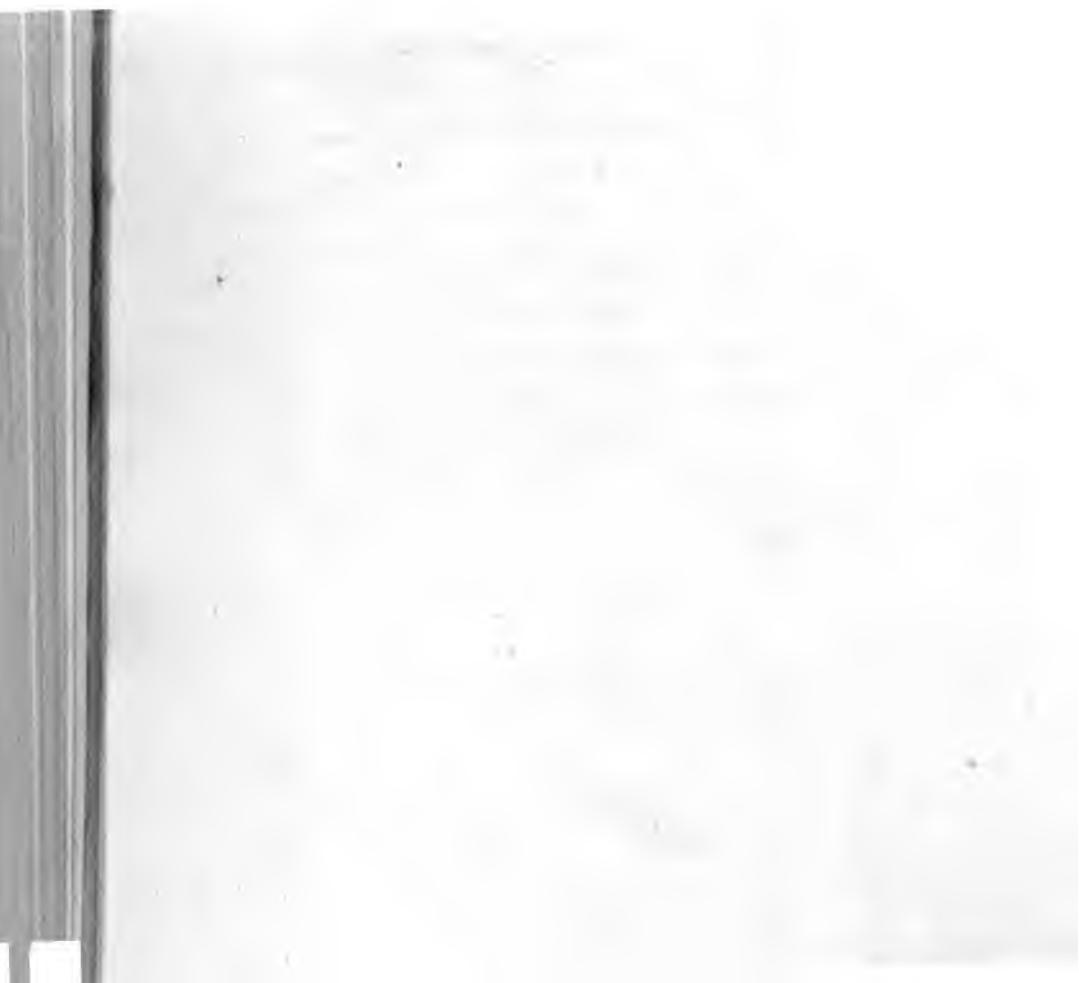
ADDITIONAL ERRATA.

Page	Line		
19	33	after <i>Wharves</i>	insert for <i>Brewers</i> .
47	11	for <i>damaged</i>	read <i>demolished</i> .
124	37	for <i>by</i>	read <i>of</i> .
151	30	for <i>of our Sex</i>	read <i>and our Sex</i> .
154	n	for <i>357 b. 3</i> ₆	read <i>357 b. 3</i> ₇₆ .
168	n	for <i>717 m</i> ₂₃	read <i>717 m 19</i> ₂₃ .
208	20	for <i>support, having</i>	read <i>support, in having</i> .
"	21	for <i>Premium</i>	read <i>Premiums</i> .
232	4th from bottom	for <i>solidity of character</i>	read <i>solidity and character</i>
233	13	for <i>accommodation</i>	read <i>accommodation</i> .
235	9	for <i>22 August</i>	read <i>23 August</i> .
366	Policy heading	for <i>protector</i>	read <i>preventer</i> .
520	last line	for <i>Rates</i>	read <i>Rent</i> .
523	10	for <i>hoops</i>	read <i>loops</i> .
529	9	for <i>projector</i>	read <i>projectors</i> .









JUL 1 - 1947

